EASTSIDE PREPARATORY SCHOOL
SCIENCE + GYM BUILDING

EASTSIDE PREPARATORY SCHOOL

City of Kirkland Design Review
Design Response Conference
August 2014

PUBLIC47ARCHITECTS

PROJECT DESCRIPTION

EASTSIDE PREPARATORY SCHOOL - SCIENCE + GYM BUILDING

City of Kirkland Design Review: Design Response Conference
August 2014

The proposed project is a new education building for Eastside Preparatory School.
The building includes educational spaces for their upper school (science labs, classrooms, digitial fabrication, and media arts), a multi-purpose amphitheater, and a gymnasium / fitness facility with locker rooms. Teacher and independent learning spaces are also integrated into the facility.
The new facility intends to stimulate the student's curiosity and provide opportunities to explore, create, imagine, and invent.

Zoning Summary

Address	**10624 & 10626 NE 37th Circle Kirkland, WA 98033 (Buildings 19 & 20)**
Site Area	**9,731 SF**
Zoning	**YBD 3 - Commercial**
Height Limit	**60 feet**

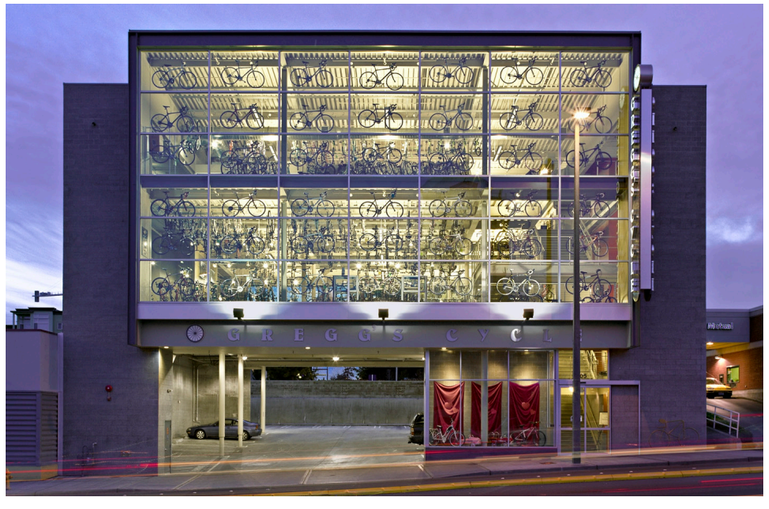
DEVELOPMENT OBJECTIVES

Academics: High-Quality Learning Environment

Project provides opportunity to support a stimulating and supportive learning environment.

Eastside Preparatory School maintains a school culture that focuses on the student's experience – students are the most successful when they feel known, accepted, and challenged by their community of peers and faculty.

- Commons: Circulation, Learning, and Faculty spaces are integrated. Provides space for independent student project teams to collaborate.
- Amphitheater: Multifunctional space provides a venue for social and learning opportunities, such as presentations, robotics competitions, study groups, and display of student work and projects.
- Makers Lab: studio for rapid prototyping and digital fabrication
- Science Lab: new state-of-the-art science labs to support the STEM curriculum.



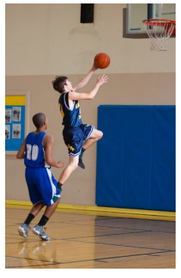
Organization: Creative integration of a mixed-program

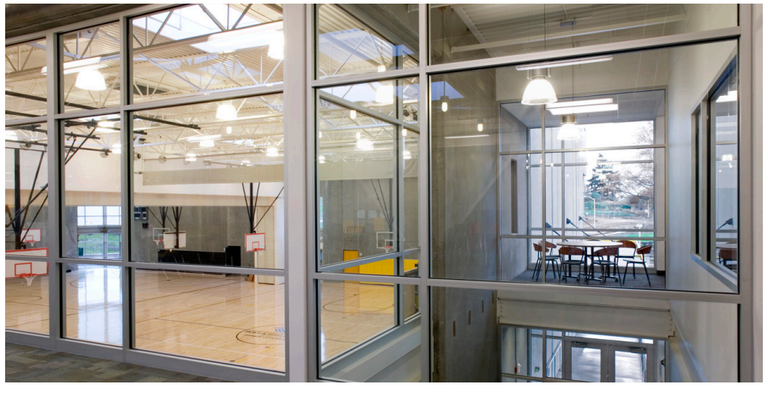
Project combines dissimilar programs together into a cohesive and functional building.

There is an opportunity to provide the school with a variety of needed spaces, including an indoor gymnasium on campus for the young school. Although it is unconventional to combine classrooms and labs with a gymnasium, it is imperative given the school's limited ability to expand the campus within the business park. The building is designed so that each can function as intended while being within the same structure.

The school does not currently have a gym, and students have to practice at gyms off campus.

- Provides a dedicated gymnasium for the evolving school.
- Gymnasium creates a venue for various functions, from physical educaiton classes to athletic events to science fairs and school dances.





Campus: Invigorate Pedestrian Character on Campus

Improve quality and functionality of pedestrian-oriented school campus and establish precedent for future development.

The school campus includes five buildings, and the existing connections between buildings are are utilitarian, as it was originally a business park with unrelated users. The plaza outside the Student Commons has become the center of campus, and the design for the new project strives to connect, support, and strengthen the central pedestrian areas.

- Connect and improve the pedestrian connections within the campus system.
- Create an exterior amphitheater that links the upper Commons plaza to the new building entry, and continues as an interior amphitheater within the new building.
- Create desirable exterior spaces that offer varied places for students to hang, sit, study, relax, learn, eat, and more.

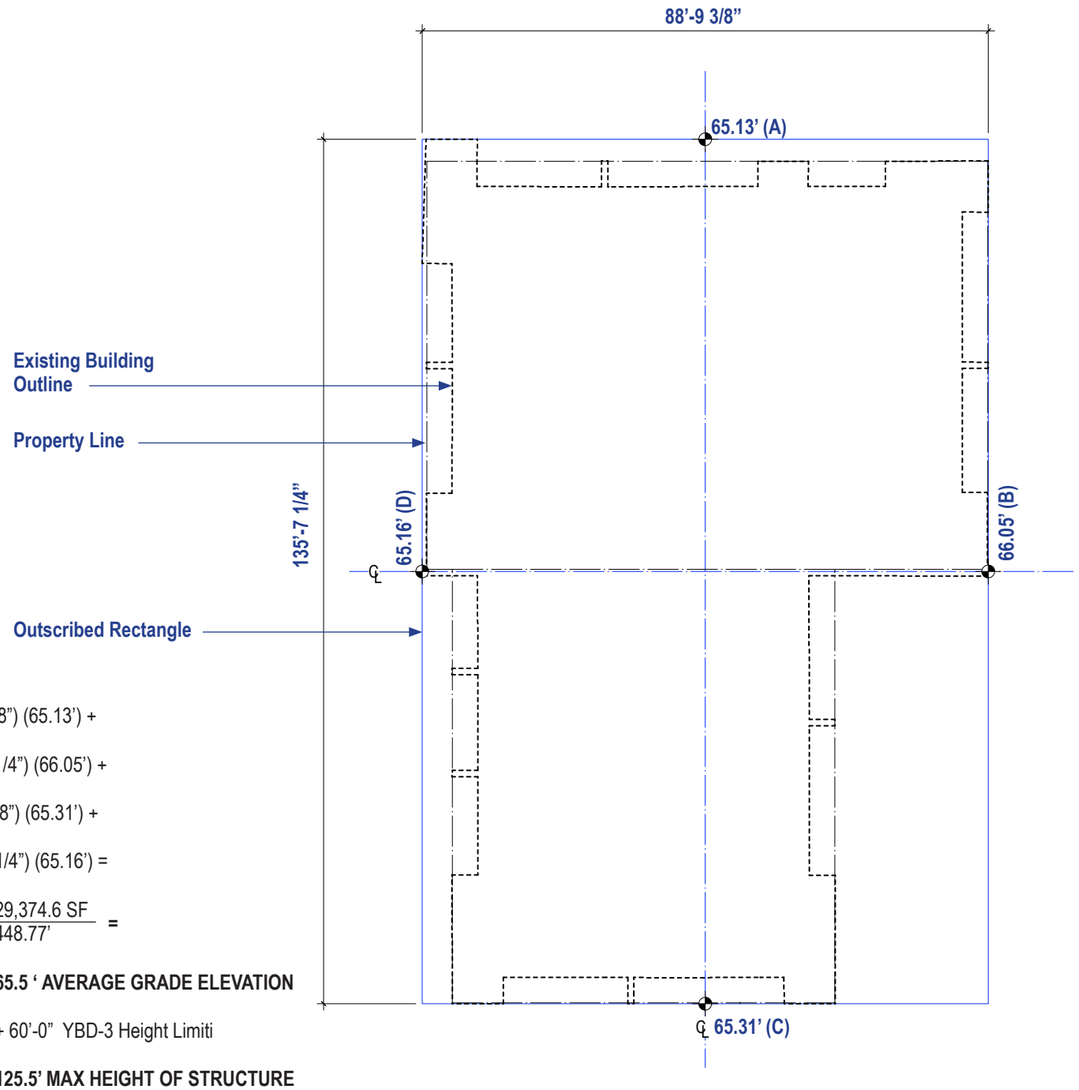
VICINITY MAP

LEGEND

- Project Site
- EPS Campus Boundary
- Tree Canopy / Green Space

VICINITY MAP

HEIGHT CALCULATION
[AVERAGE BUILDING ELEVATION DIAGRAM]



A (88'-9 3/8") (65.13') +

B (135'-7 1/4") (66.05') +

C (88'-9 3/8") (65.31') +

D (135'-7 1/4") (65.16') =

$\frac{29{,}374.6\ SF}{448.77'}$ =

65.5 ' AVERAGE GRADE ELEVATION

+ 60'-0" YBD-3 Height Limiti

125.5' MAX HEIGHT OF STRUCTURE
(per Zoning Code)

121.4' PROPOSED BUILDING HEIGHT

LOT COVERAGE CALCULATION

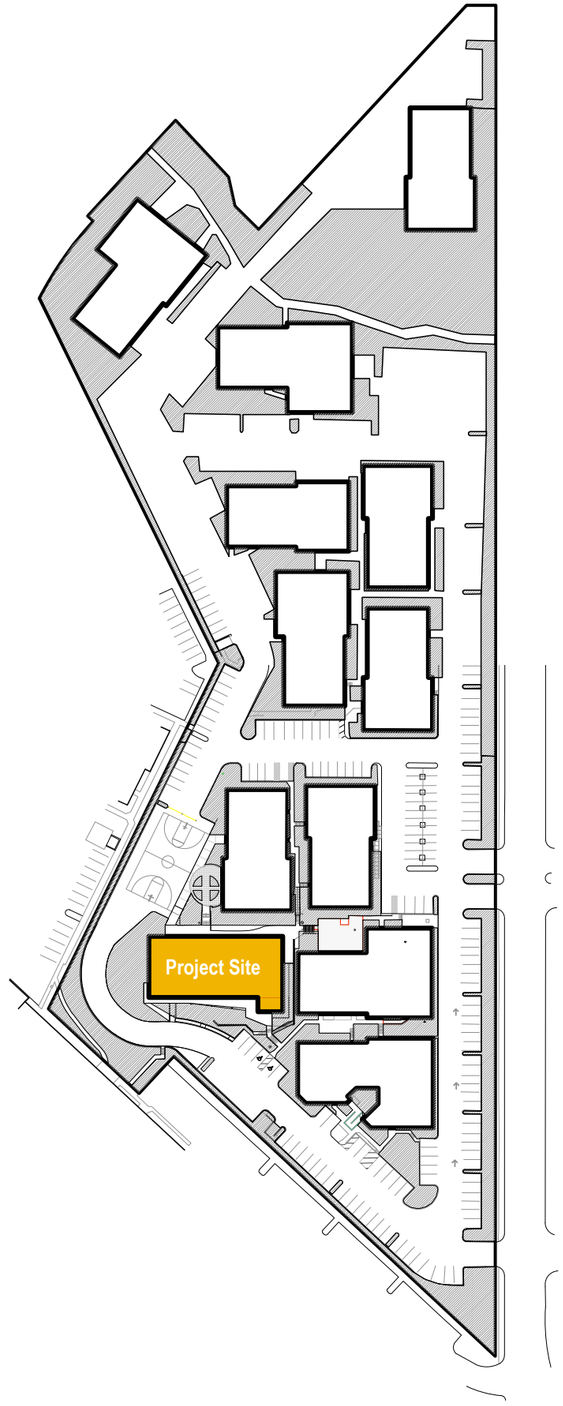
Linbrook Office Park

383,713 sf Total Lot Area

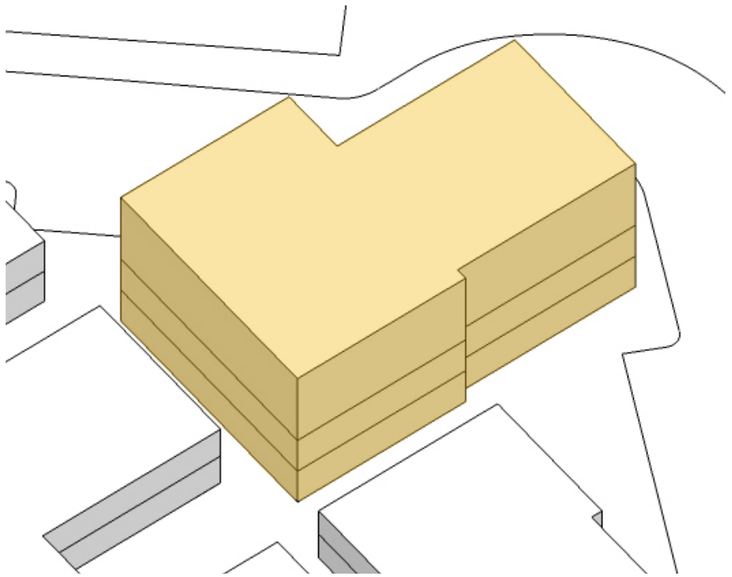
108,701 sf Pervious Area (hatched)

275,012 sf Built / Impervious Area

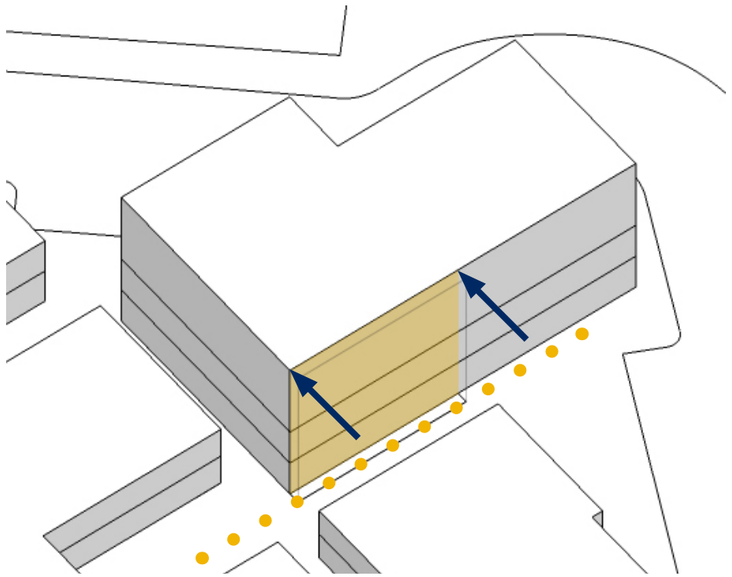
71.6% LOT COVERAGE



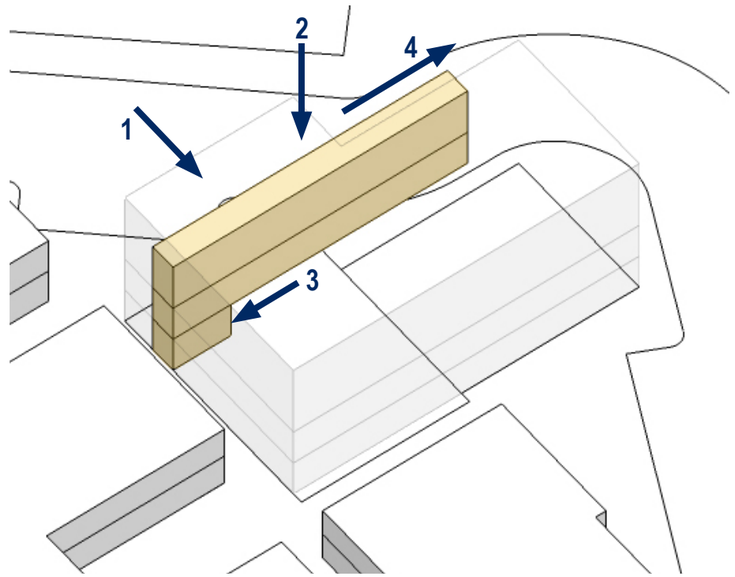
ALTERNATIVE 3 - FORMAL DEVELOPMENT
CONCEPTUAL DESIGN CONFERENCE - 06.16.2014



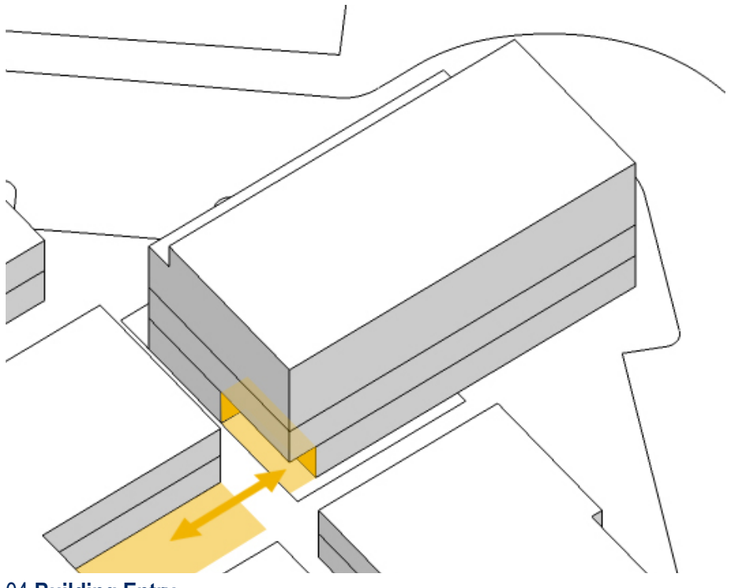
01 **Zoning Envelope**
Massing begins with the volume of the zoning envelope. Modifications respond directly to the limitations of the project program and the campus site characteristics.



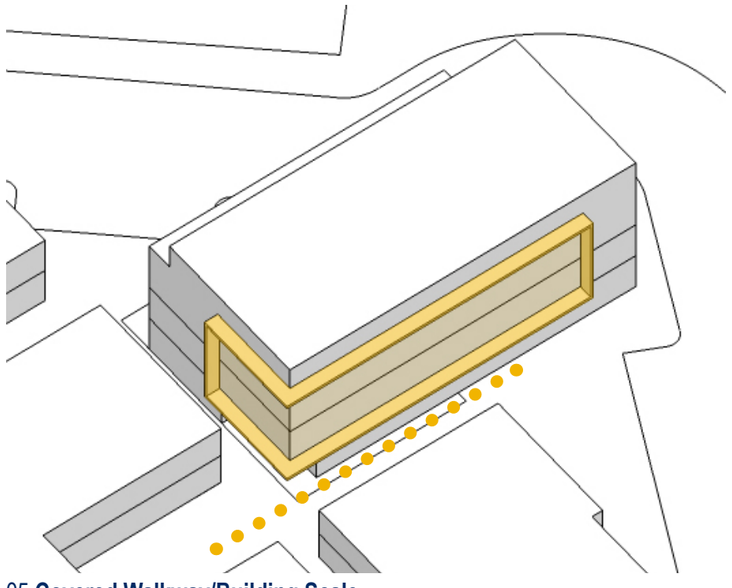
02 **Campus Walkway**
Massing steps back to create a generous walkway for the pedestrian-oriented campus interior. The step back also responds to fire separation code requirements, creating a distance from the adjacent building which will limit blank wall in the shaded area.



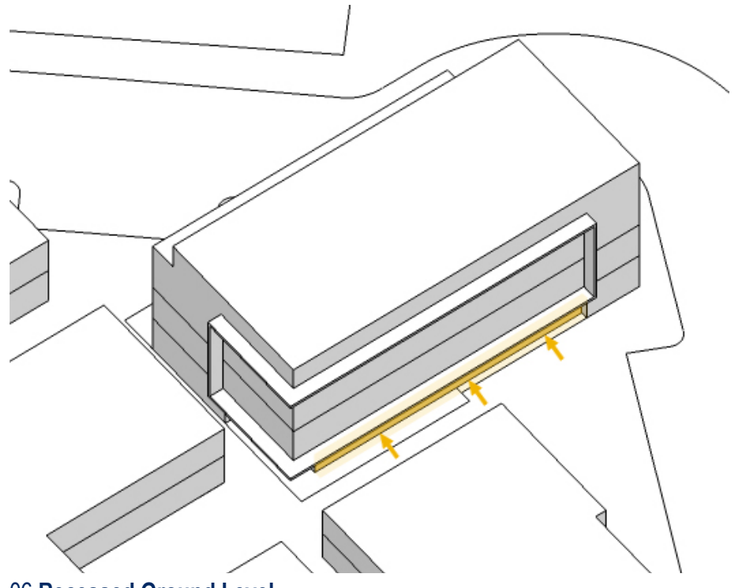
03 **Reduced Circulation/Commons**
1 Reduce area requirement for Commons.
2 Lower height of Circulation/Commons bar.
3 Restrict footprint to create exterior terrace.
4 Extend at classrooms, gymnasium, and mezzanine.



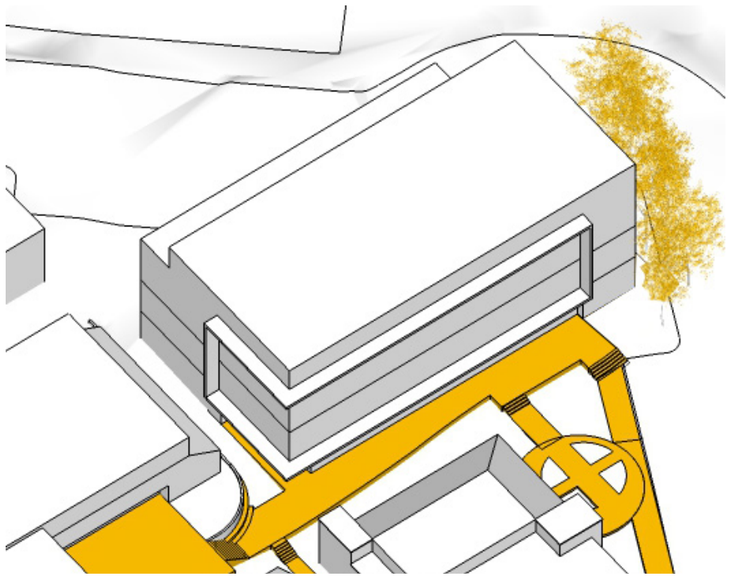
04 **Building Entry**
Recess primary entrance at north building corner to create direct connection to existing Student Commons building and central plaza.



05 **Covered Walkway/Building Scale**
Provide a continuous awning element to create weather protection for the walkway.
Awning element visually reduces the perceived height of the building and divides the facade into separate sections.

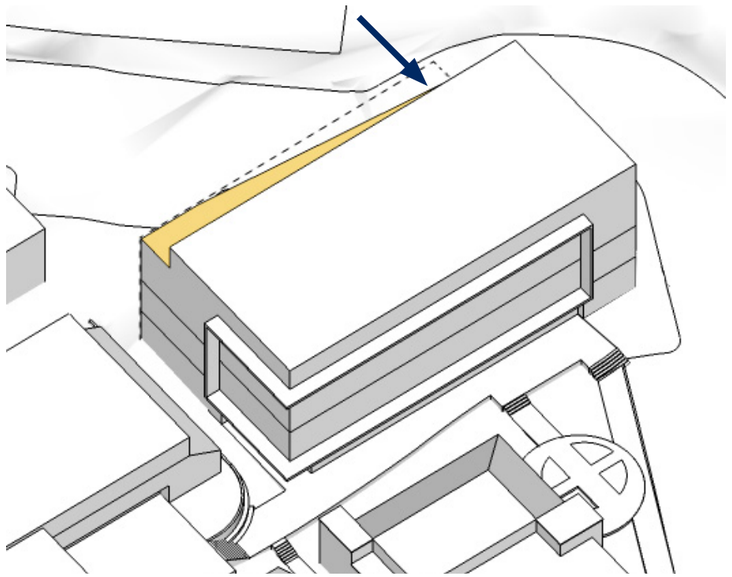


06 **Recessed Ground Level**
Ground level steps back to create a wider covered pedestrian walkway along the building facade within the campus interior.



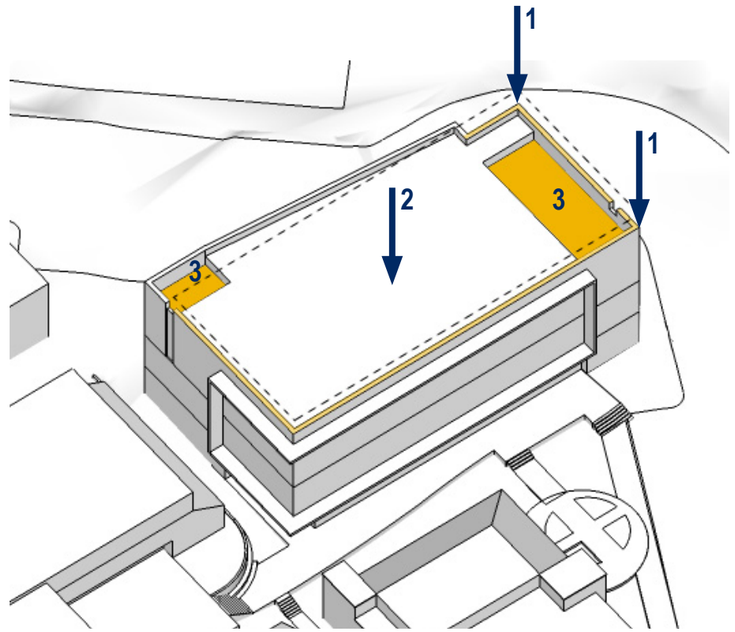
07 **Campus Walkway**

The building responds to campus layout and circulation. A generous walkway is created to connect the Student Commons to the outdoor play court, the two main exterior spaces on campus.
Utilize landscaping along the south and west elevations to help buffer apparent scale of the building.



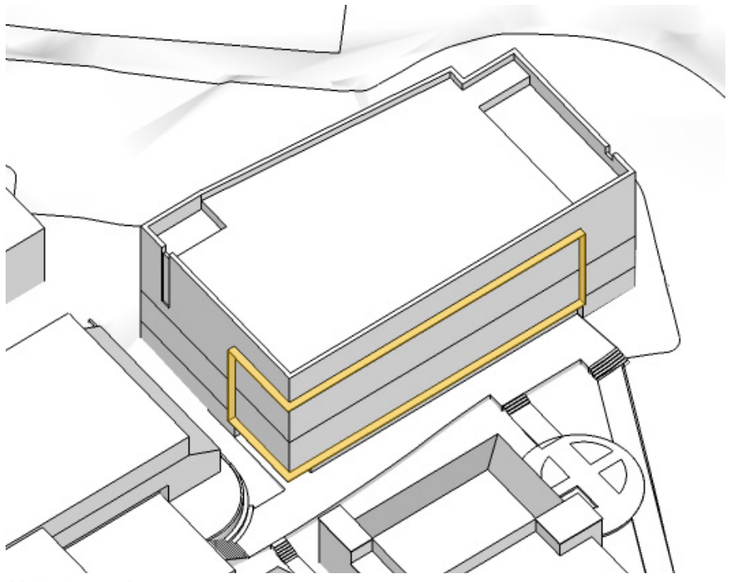
08 **Vertical Circulation and Gym Access**

South gym access is is folded, providing building articulation and modulation, while accommodating vertical circulation, gym access at the upper floors. The mass is carved at the lower two floors creating a south-facing, weather-protected pedestrian space with lots of glass, and providing further building modulation.



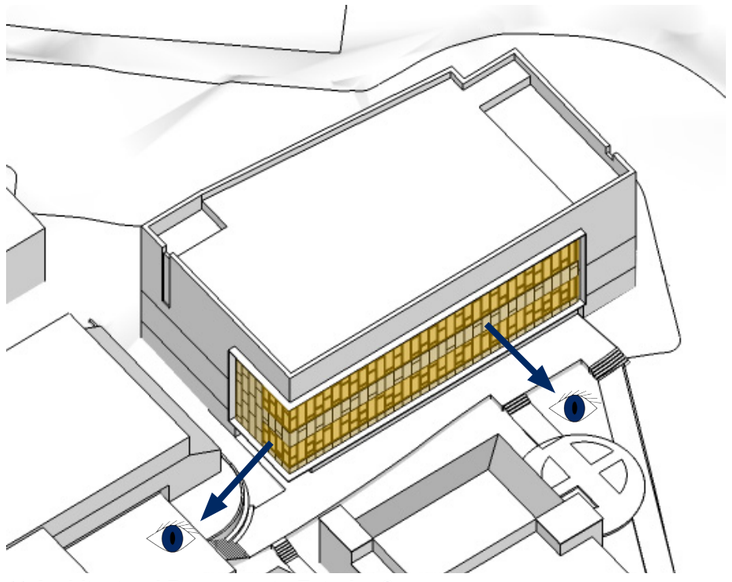
09 **Reduced Height, Parapet, Mechanical Wells**

1 Reduce building height to 4' below the height limit to reduce building mass, bulk and scale.
2 Flat roof with parapet.
3 Mechanical wells: parapets screen rooftop mechanical equipment as required by zoning code.



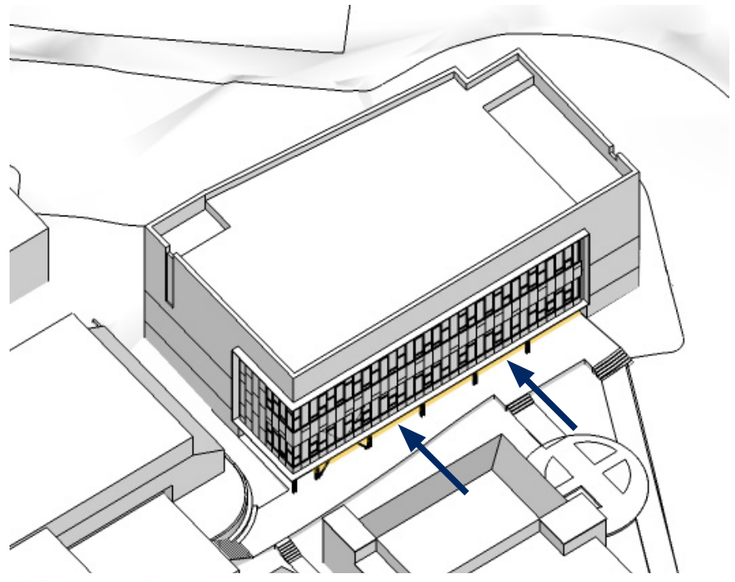
10 **Building Scale**

The vertical fins and eyebrows are reduced in scale from Conceptual Design, but provide articulation, vertical modulation and scaling qualities from pedestrian experience, and weather protection.



11 **Architectural Response to Exterior Spaces**

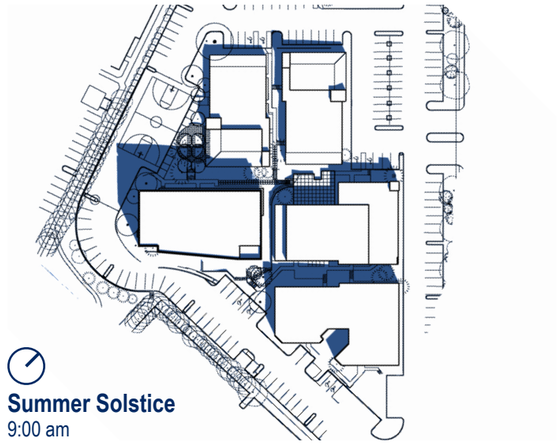
Expansive glazing with a playful composition of mullions provides abundant daylight to the gym and classrooms, visual connections between the program and exterior spaces, and creates a significant articulated, visual accent.



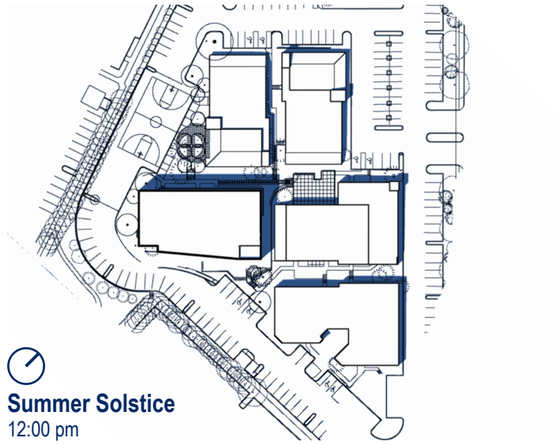
12 **Recessed Ground Level**

Ground level recess along walk way is increased to create a covered walkway – a contemporary "arcade" along the building that connects the Commons to the playcourt.

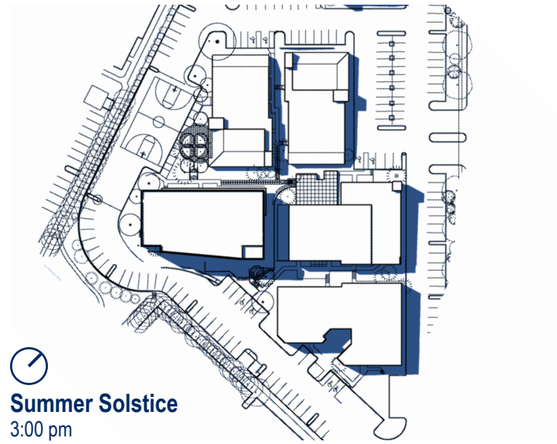
SHADOW STUDY



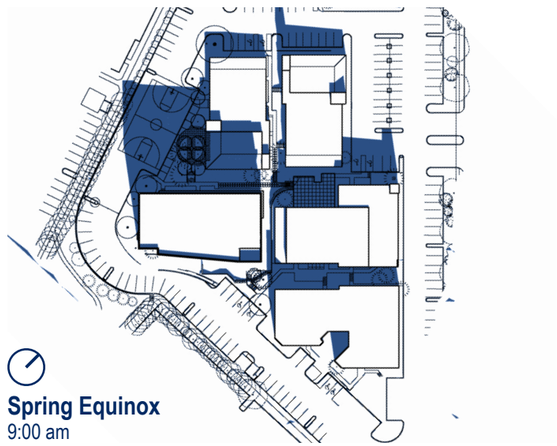
Summer Solstice
9:00 am



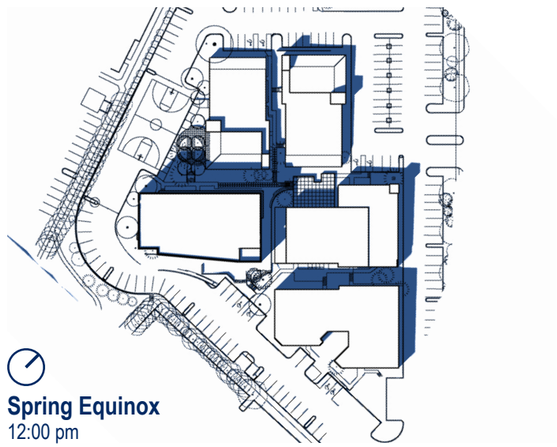
Summer Solstice
12:00 pm



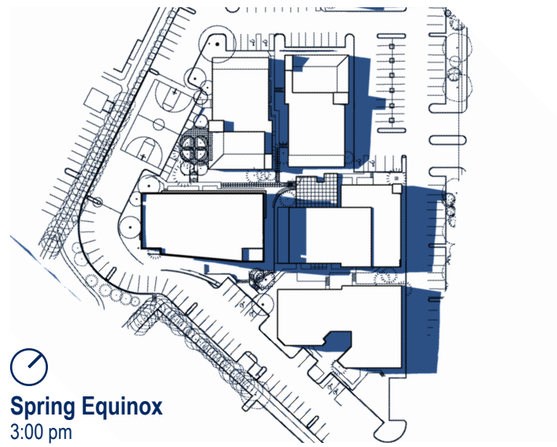
Summer Solstice
3:00 pm



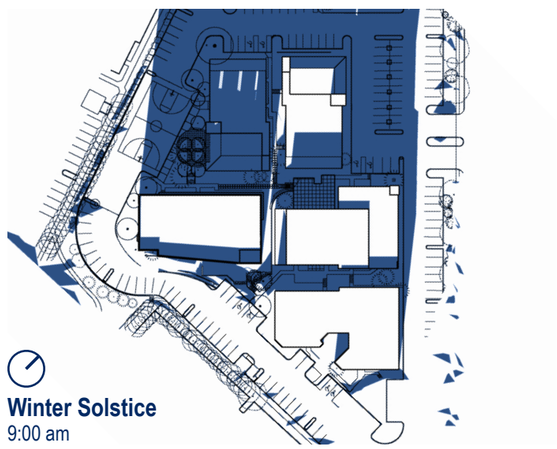
Spring Equinox
9:00 am



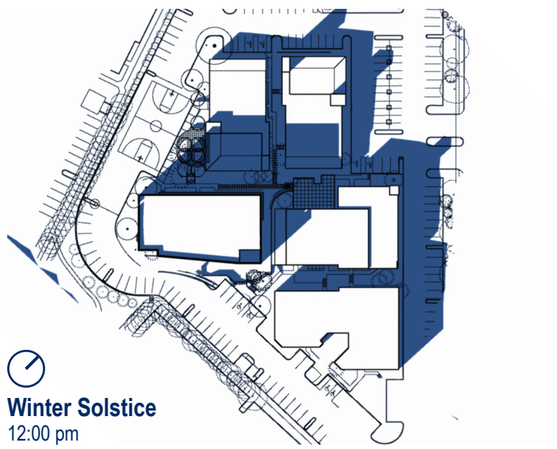
Spring Equinox
12:00 pm



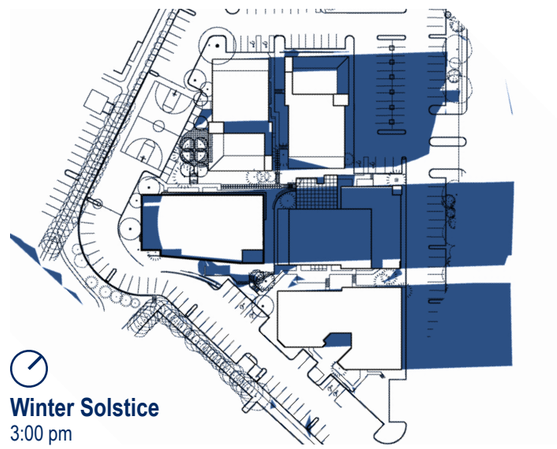
Spring Equinox
3:00 pm



Winter Solstice
9:00 am

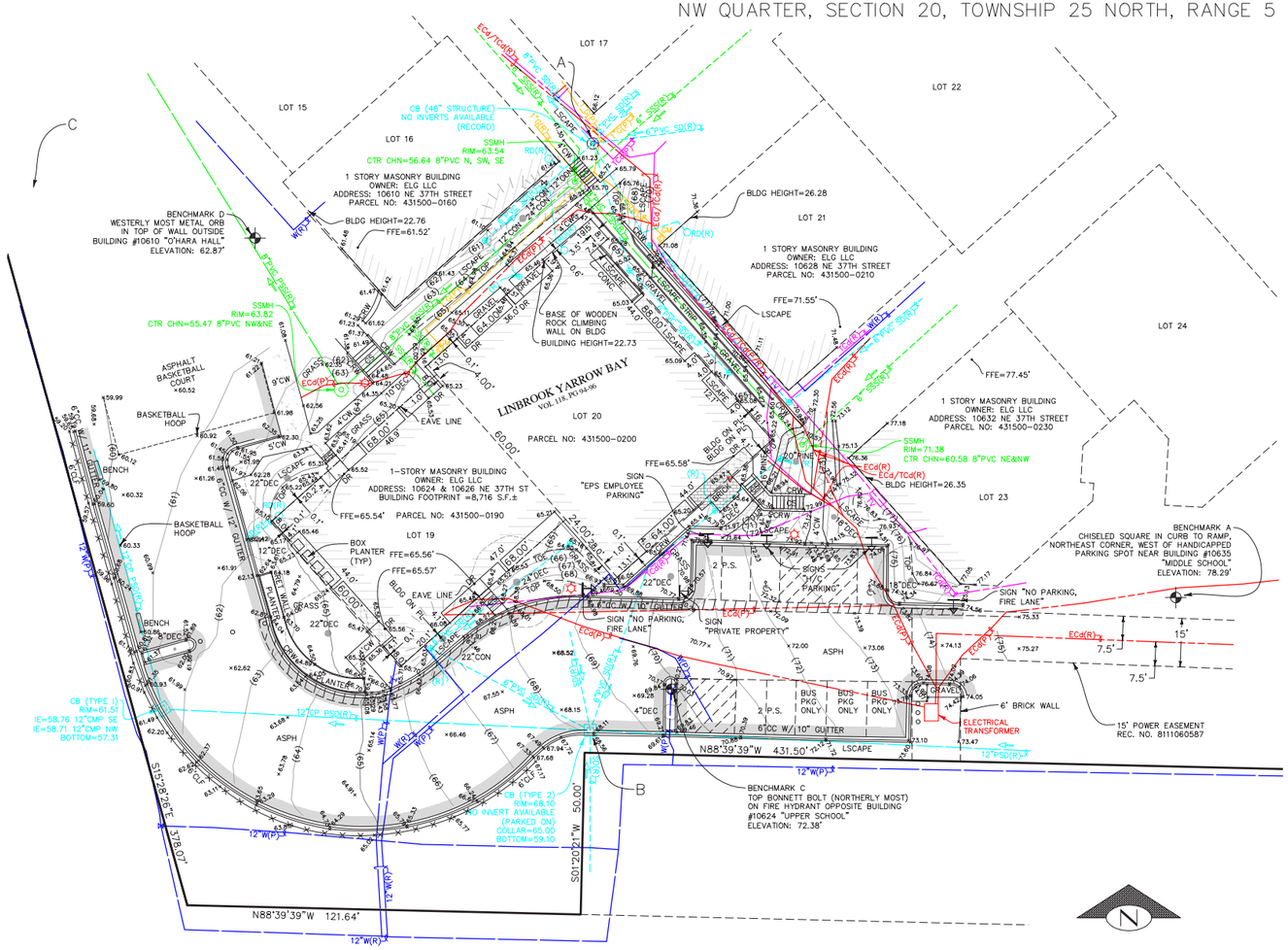


Winter Solstice
12:00 pm



Winter Solstice
3:00 pm

NW QUARTER, SECTION 20, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.



(IN FEET)
1 inch = 20 ft.

SITE NOTES

SITE ADDRESS:
10624 NE 37TH ST
10626 NE 37TH ST
KIRKLAND, WA 98033

TAX ACCOUNT NOS.:
431500-0190-02
431500-0200-00

ZONING:
YBD 3

ZONING AGENCY:
CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
123 FIFTH AVENUE
KIRKLAND, WA 98033-6189
(425) 587-3225

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:

THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED MAY 16, 1995, COMMUNITY PANEL NO. 53033C0365F, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SEE DRAWING FOR BENCHMARKS SET FOR SITE USE. SUBTRACT 3.6 FEET TO EQUAL NGVD '29

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.

CATCH BASIN NOTES

A. APPROMXIMATE CATCH BASIN POSITION BASED ON RECORD DOCUMENTS. INVERTS NOT CURRENTLY AVAILABLE.

B. CATCH BASIN NOT DIPPED BECAUSE IT WAS PARKED ON DURING SURVEY. NO INVERT ELEVATIONS CURRENTLY AVAILABLE.

C. APPROXIMATE CATCH BASIN LOCATION BASED ON RECORD. INVERTS NOT CURRENTLY AVAILABLE.

UTILITY PROVIDERS:

WATER/SANITARY SEWER/STORM SEWER
CITY OF KIRKLAND
DEPARTMENT OF PUBLIC WORKS
123 FIFTH AVENUE
KIRKLAND, WA 98033-6189
(425) 587-3800

POWER & NATURAL GAS
PUGET SOUND ENERGY
MUNICIPAL CONSTRUCTION PLANNING DEPARTMENT
10885 NE 4TH STREET
BELLEVUE, WA 98004-5591
(888) 225-5773

TELEPHONE
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

DESCRIPTION:

PARCEL A:
LOTS 15 THROUGH 24, INCLUSIVE, LINBROOK YARROW BAY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 118 OF PLATS, PAGE(S) 94 THROUGH 96, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON, REVISED BY CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. 84-76, FILED IN VOLUME 42 OF SURVEYS, PAGES 23 AND 23A, AND RECORDED UNDER KING COUNTY RECORDING NO. 8410099003, IN KING COUNTY, WASHINGTON.

PARCEL B:
A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT OF ACCESS, INGRESS AND EGRESS AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LINBROOK YARROW BAY, RECORDED UNDER KING COUNTY RECORDING NO. 8410290408, AND AMENDED BY INSTRUMENTS RECORDED UNDER RECORDING NO.'S 8503180297, 9101310583, 20050315001750, 20050502000977 AND _____ RECORDED IN KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 205123614, FOURTH COMMITMENT, DATED MARCH 8, 2006. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

11. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS DELINEATED AND/OR DESCRIBED ON THE PLAT RECORDED IN VOLUME 118 OF PLATS AT PAGE(S) 94 THROUGH 96 INCLUSIVE, IN KING COUNTY, WASHINGTON.

12. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS THEREIN, INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS LEVIED BY LINBROOK OWNER'S ASSOCIATION, A WASHINGTON NON-PROFIT CORPORATION:
RECORDED: OCTOBER 29, 1984
RECORDING NUMBER(S): 8410290408
AMENDMENT(S) AND/OR MODIFICATION(S) OF SAID COVENANTS:
RECORDED: MARCH 18, 1985, JANUARY 31, 1991, MARCH 15, 2005 AND MAY 2, 2005
RECORDING NUMBER(S): 8503180297, 9101310583, 20050315001750 AND 20050502000977

13. TERMS AND CONDITIONS OF CONCOMITANT TRAFFIC SIGNAL AGREEMENT:
RECORDED: OCTOBER 29, 1984
RECORDING NO.: 8410290409

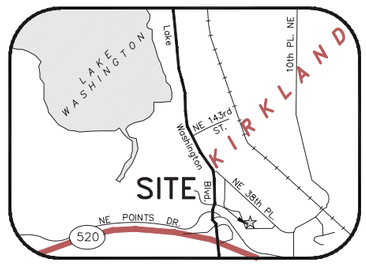
14. TERMS AND CONDITIONS OF PARTY WALL AND ACCESS AGREEMENT:
RECORDED: MAY 19, 1997
RECORDING NO.: 9705190428
(AFFECTS: LOTS 17 AND 18)

16. RESERVATION, INCLUDING THE TERMS AND CONDITIONS THEREOF:
RESERVING: RIGHT OF FIRST REFUSAL
RESERVED BY: HINES LINBROOK ASSOCIATES LIMITED PARTNERSHIP
RECORDED: _____
RECORDING NO.: _____
(AS TO LOTS 15, 16 AND 19 OF PARCEL A)

HORIZONTAL DATUM: NAD 83/91
HORIZONTAL BENCHMARKS:

OWNER: CITY OF BELLEVUE
ID# 0352
DESCRIPTION: "CITY OF BELLEVUE" BRASS CAP STAMPED "H0352" & "V66"
LOCATION: EAST SIDEWALK AT LAKE WASH BOULEVARD 200 FEET (±) SOUTH OF NE 38TH PLACE
NORTHING: 238440.148
EASTING: 1303161.467

OWNER CITY OF BELLEVUE
ID# 2379
DESCRIPTION: 2" DIAMETER CITY OF BELLEVUE BRASS CAP WITH PUNCH MARK STAMPED "H2379"
LOCATION: SET ON TOP CONCRETE SIDEWALK ON NORTHEAST SIDE NORTHUP WAY, 40 FEET (±) NORTHWESTERLY OF DRIVEWAY TO NEWPORT BAY RESTAURANT.
NORTHING: 237738.574
EASTING: 1303361.719



VICINITY MAP

LEGEND

- AREA DRAIN
- ASPHALT (ASPH)
- BRICK SURFACE
- BUILDING LINE
- BC — BUILDING CORNER
- BOLLARD
- CANOPY
- CATCH BASIN (CB)
- CONCRETE SURFACE (CONC)
- CW/BW — CONCRETE/BRICK WALK
- CRW — CONCRETE RETAINING WALL
- CC/XC — CONCRETE/EXTRUDED CURB
- CP/IP — CONC./IRON PIPE
- CHAIN LINK FENCE (CLF)
- CS — CONC. STAIRS
- H/C PARKING SPACE
- CON — CONIFEROUS TREE
- DEC — DECIDUOUS TREE
- CMP — CORRUGATED METAL PIPE
- ECd — ELECTRICAL CONDUIT (BURIED)
- CENTERLINE/MONUMENT LINE
- EHH — ELECTRICAL HANDHOLE
- EM — ELECTRICAL METER
- FOUND MONUMENT IN CASE
- FIRE HYDRANT
- FIRE DEPT. CONNECTION (FDC)
- FFE — FINISHED FLOOR ELEVATION
- G — GAS MAIN
- GM — GAS METER
- GV — GAS VALVE
- IRRIGATION VALVE
- IE — INVERT ELEVATION
- LIGHT POLE (ORNAMENTAL)
- LSCAPE — LANDSCAPE PLANTER
- MANHOLE
- P.S. — PARKING SPACE
- PC — PROPERTY CORNER
- PL — PROPERTY LINE
- (P) — PAINTED UTILITY LOCATION
- PS/PSS — COMBINED/SANITARY SEWER
- PSD — PIPE STORM DRAIN
- PRIVATE CATCH BASIN
- (R) — RECORD DATA
- ROCKERY
- RE — ROOF ELEVATION
- RD — ROOF DRAIN
- SD — SERVICE DRAIN (STORM)
- SSS — SANITARY SIDE SEWER (RECORD)
- TCd — TELEPHONE CONDUIT (BURIED)
- TV — TELEPHONE VAULT
- TOE — TOE OF SLOPE
- TOP — TOP OF BANK
- W — WATER MAIN
- WV — WATER VALVE

JAMES M. HARDER — STATE OF WASHINGTON — #4634 — REGISTERED PROFESSIONAL LAND SURVEYOR

BUSH, ROED & HITCHINGS, INC. CORPORATE SEAL 1969 WASHINGTON

NO	REVISION	DATE

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PRELIMINARY

EASTSIDE PREPARATORY SCHOOL

10624 & 10626 NE 37TH ST

KIRKLAND, KING COUNTY, WASHINGTON

drawn by	checked by
JBK/MWH	JMH
scale 1"= 20'	date 5/22/14
job no. 2014070.00	
sheet 1 of 1	

CAMPUS PLAN

Linbrook Office Park

Setbacks and Yards: None required

Existing Structures

This project will replace an existing Eastside Prep classroom building.

Pedestrian-Oriented Streets

There are no pedestrian-oriented streets or major pedestrian sidewalks related to this project.

The project, however, attempts to reinforce and strengthen the campus connections, improving the pedestrian experience from the Commons to the outdoor playcourt. The pathway is widened and weather protection provided along the length of the path. The first floor is recessed along the northern path and the main building entry with expansive use of glass to improve the pedestrian experience. On the southeastern side, an outdoor plaza is created with weather and sun shading provided by the overhang of the upper gym floors.

The project also increases the amount of landscaping, reducing the fire access lane, and providing a generous landscape area to the west of the building. A new accessible ramp will be provided from the southeast parking area to the building.

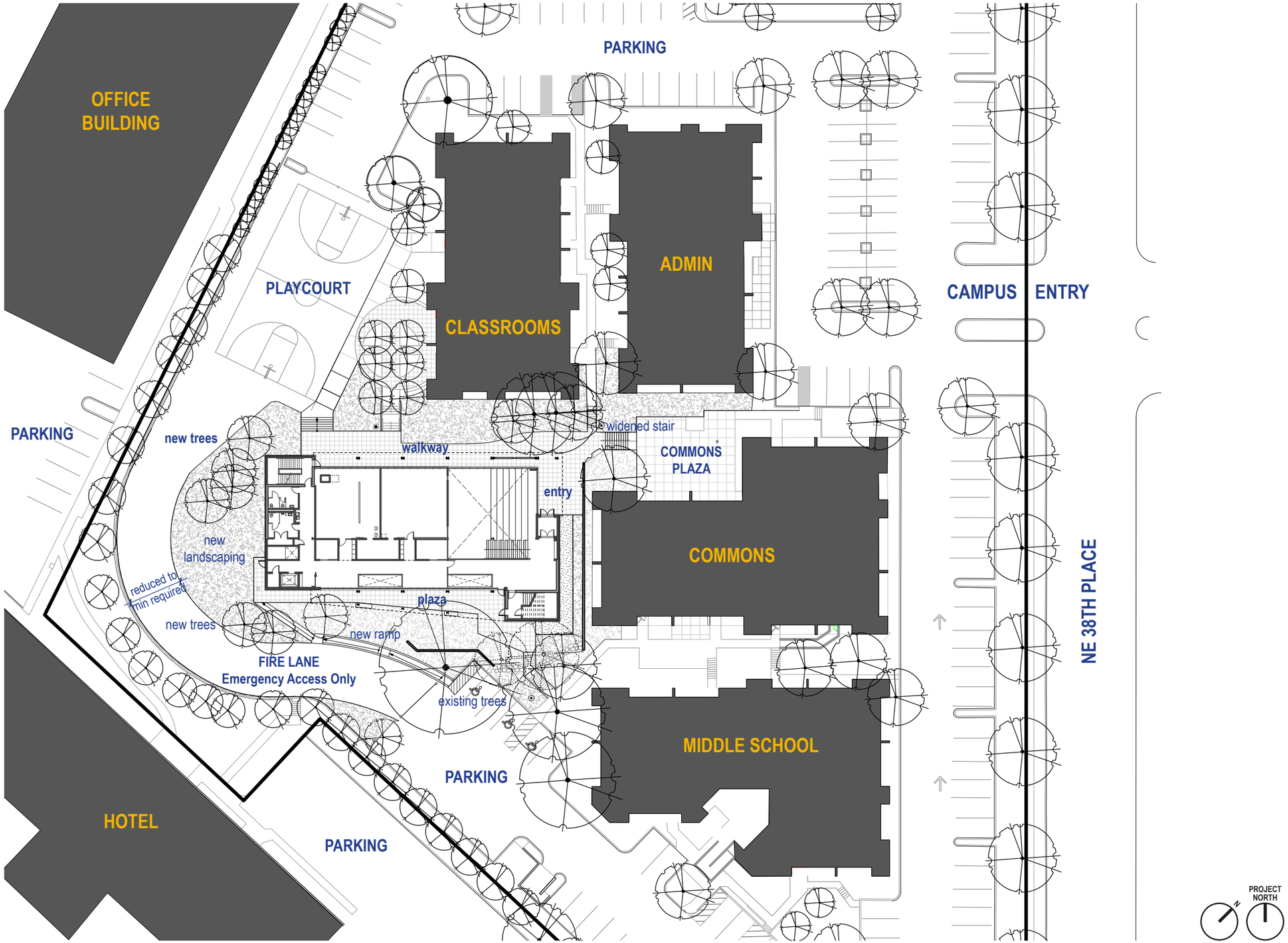
Exterior Lighting

The exterior lighting will consist of a combination of site bollards, light poles and building-mounted lights at each entry, and at the soffits along the north pathway and the south covered plaza. There will also be sconces along the northeast secondary pathway.

In addition, when the building is used in the evening, the building itself will help light the surrounding pedestrian areas as the significant portions of glazing are along the north and south pedestrian walkways.

Parking

The applicant has submitted parking and traffic information as required by the City Transportation Engineer and as required by the SEPA process.



LANDSCAPE PLAN

Existing Landscape Features

The existing site has a few trees that are immediately adjacent to the building that will be removed and too close to the new projec to retain.

The new building will be located further north than the existing buildings. This gives more breathing room to the existing retaining walls and rockery to the southeast of the building. This will allow a more graceful transition of grades to the building, and a better buffer to the parking and fire access area.

Tree Plan

A tree plan prepared by an independent arborist in accordance with Kirkland Zoning Code Section 95.30 has been provided as a separate attached document.

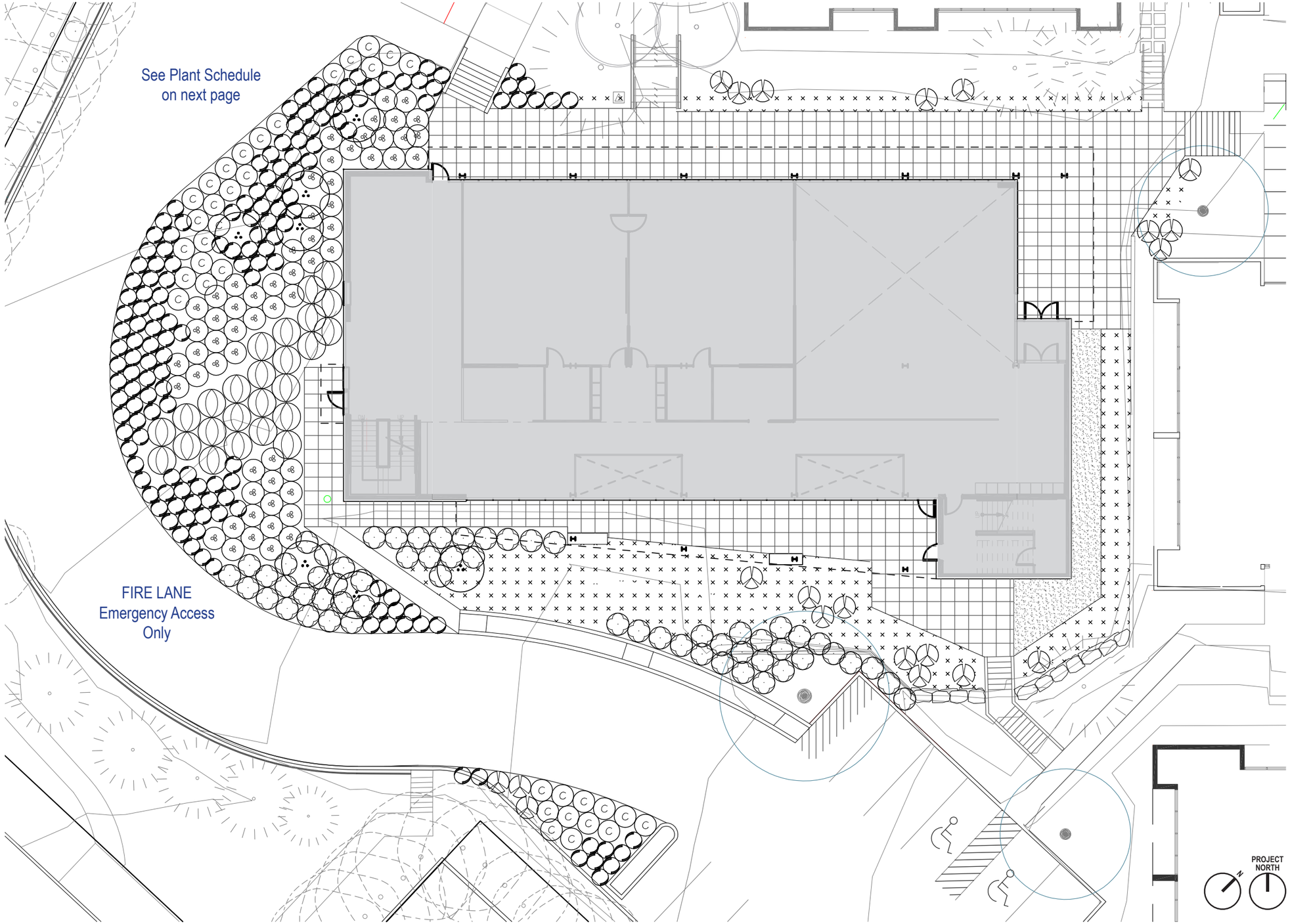
The new, extended landscape area to the project west will include several new trees and extensive draught-tolerant planting, reduce the amount of pavement, and will provide a soft foreground to the west elevation which is the side of the building that houses most of the service spaces of the building. (As shown in the floor plans, their location is governed by the gym layout. This layout also helps activate the pedestrian path to the north of the building with classrooms and gym oriented onto this space. The commons overlooks the south plaza and has access to the southern light. The west side is the least active portion of the campus.)

The design does not incorporate ivy into the landscape plan.

Plant schedule is located on the next page. Note there are several 'Vanessa' trees to the southwest and northwest that will be larger than indicated in this plan. They will spread 10-20 feet wide and grow to height of 15-40 feet.

Coordinated Pedestrian Access

The two main existing outdoor active spaces on campus serve as landscape focal point and anchor each end of an improved major internal pedestrian walkway along the north elevation of the proposed Science building.



PLANT SCHEDULE

KEY	QTY	SPECIES	SIZE & NOTES
		TREES	
	7	PARROTIA PERSICA 'VANESSA' VANESSA PERSIAN IRONWOOD	10 FT HT MULTI-TRUNK
		SHRUBS & GROUND COVERS	
	25	CEANOTHUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	5 GALLON
	60	CHOISYA TERNATA 'SUNDANCE' SUNDANCE MEXICAN ORANGE	5 GALLON
C	36	COTONEASTER SALICIFOLIUS 'REPENS' SPREADING WILLOW LEAF COTONEASTER	5 GALLON
	60	LONICERA PILEATA PRIVET HONEYSUCKLE	5 GALLON
	21	MAHONIA MEDIA 'WINTER SUN' WINTER SUN MAHONIA	5 GALLON
	158	SPIRAEA JAPONICA 'WALBUMA' MAGIC CARPET SPIRAEA	2 GALLON
		GROUND COVER AREAS	
	305	GAULTHERIA SHALLON, SALAL POLYSTICUM MUNITUM, SWORD FERN	1 GALLON EACH 1/3-2/3 MIX 30 INCHS O.C.

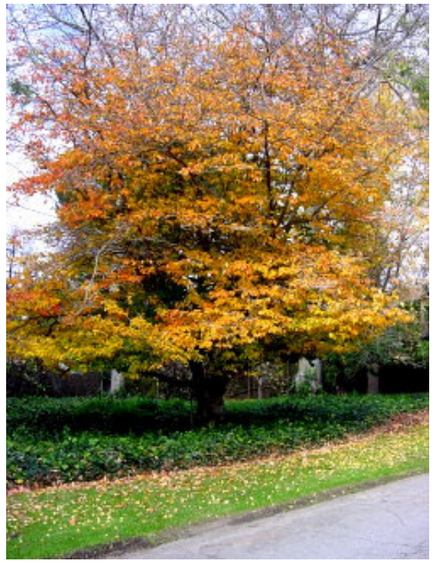
NOTES

1. ALL SHRUBS AND GROUND COVERS ARE LOW WATER USE ACCORDING TO WSU LOW WATER USE PLANT LIST
2. VERIFY LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES AND PROTECT DURING PLANTING. PROTECT EXISTING TREES TO REMAIN.
3. OWNER'S REPRESENTATIVE TO INSPECT SOIL PREPARATION PRIOR TO PLANTING. SOIL PREP TO INCLUDE LOOSENING EXISTING SOIL TO DEPTH OF 18 INCHES, PLACING 4 INCHES OF COMPOST OVER LOOSENED EXISTING SOIL, INCORPORATING COMPOST TO DEPTH OF 8 INCHES. MULCH WITH 2 INCHES OF ORGANIC MULCH AFTER PLANTING.
4. OWNER'S REPRESENTATIVE TO INSPECT PLANT MATERIAL AND LAYOUT OF PLANTS PRIOR TO COMMENCING PLANTING. ASSIST OWNER'S REPRESENTATIVE IN FIELD MODIFICATION OF PLANTING LAYOUT PRIOR TO PLANTING.
5. NO SPECIES OR SIZE SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT PRIOR APPROVAL BY OWNER'S REPRESENTATIVE.
6. PROVIDE AUTOMATIC IRRIGATION FOR ALL NEW PLANTING AREAS.

Polysticum munitum
3 ft height & spread
Shade or shade, low water use

Gaultheria shallon
3' ht and spread
Sun or shade, low water use

Cotoneaste salicifolius 'Repens'
1 ft height, to 8' spread
Sun or shade, low water use



Parrotia persica 'Vanessa'

Ceanothus 'Victoria'
6 foot ht x 4 foot wide
Full Sun, Low water use

Lonicers pileata, Privet Honeysuckle
2' tall x 8' wide
Sun or shade, Low water use

Mahonia media 'Winter Sun'
7 ft height, 4' spread, low water use
Sun or shade

Spiraea japonica 'Walbuma'
4' ht and spread
Sun to light shade, Low water use

Choisya ternata 'Sundance'
6' ht and spread
Sun or part sun
Low water use

BASEMENT PLAN

5435 GSF TOTAL

1 Amphitheater / Multi-Purpose
1250 GSF
The amphitheater steps down from the First Floor into the Basement and provides seating for multiple functions, from casual studying or eating lunches to organized classroom activities and presentations. In the basement, at the bottom of the amphitheater, is an area for robotics events and competitions.

2 Project Area
800 GSF
This is a flexible space for hands-on project space - whether tinkering, conceiving or displaying project work.

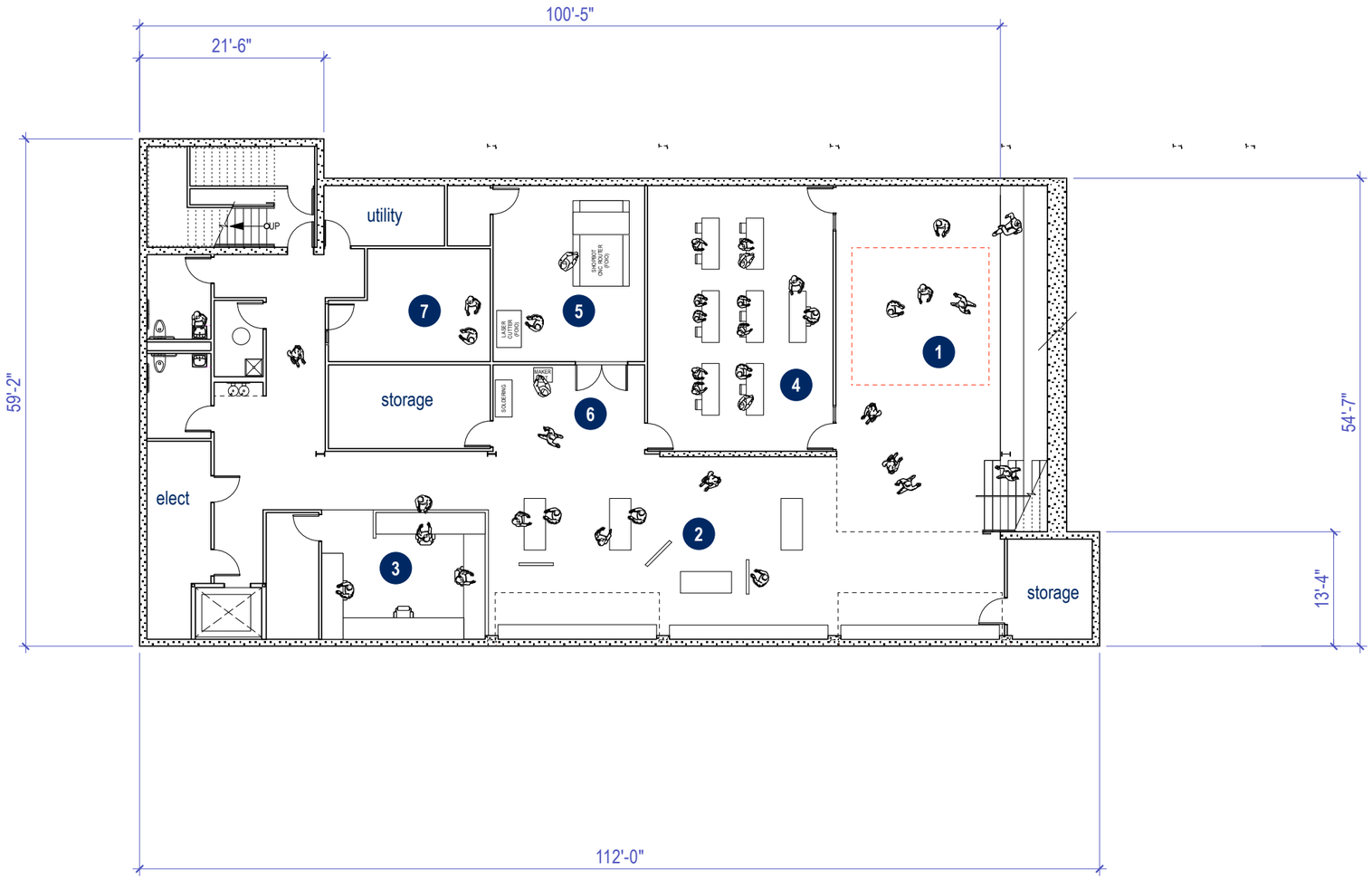
3 Information Technology Staff
300 GSF
Open workstations and storage for the school's IT staff.

4 Physics Laboratory
670 GSF
A general classroom that has access to the digital fabrication lab as well as the amphitheater where robotic competitions can be held.

5 Fabrication Laboratory
360 GSF
The fab lab will be the center of the school's state-of-the-art digital fabrication curriculum. Equipment will include a CNC router and laser cutter.

6 3D Printing Area
175 GSF
3D printers and a soldering station will occupy this alcove. The equipment will have direct access to the project area, phyisc lab and digital fabrication lab.

7 Green Screen Laboratory
220 GSF
This area of the basement -- remote from any daylight -- will be used by the school's visual arts program for activities such as video production work.



0' 8' 16' 32'

PROJECT NORTH

FIRST FLOOR PLAN

5845 GSF TOTAL

1 Amphitheater / Multi-Purpose
1250 GSF
The amphitheater steps down from the First Floor into the Basement and provides seating for multiple functions, from casual studying or eating lunches to organized classroom activities and presentations. In the basement, at the bottom of the amphitheater, is an area for robotics events and competitions.

2 Biology + Chemistry Labs
1805 GSF
State-of-the-art science labs with a fume hood, wet labs and lecture areas.

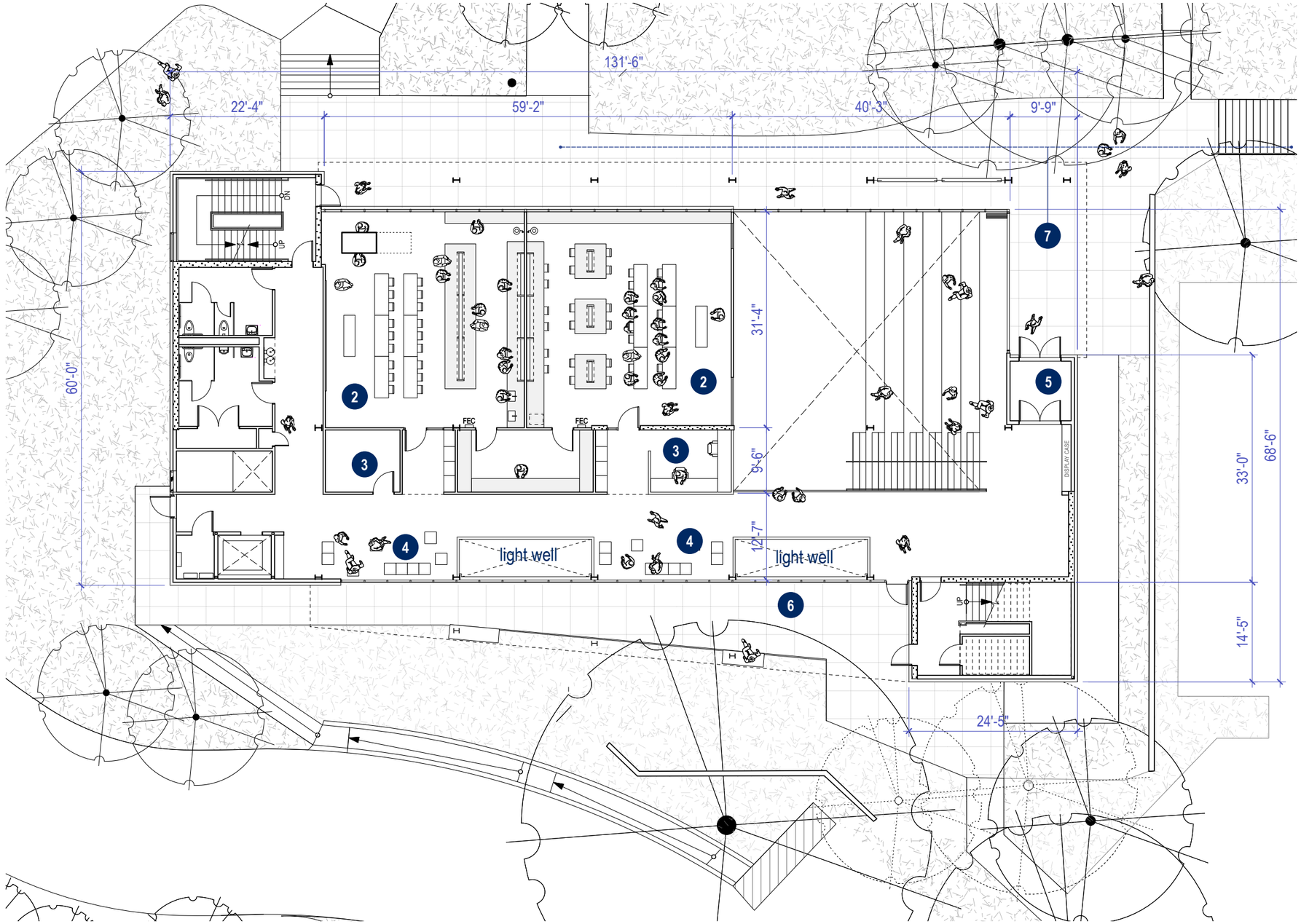
3 Staff Offices
185 GSF
A combination of a private flexible meeting space and flexible, open work pods.

4 Commons
275 GSF
Open, flexible seating area for students to use informally between classes individually or as part of project teams. Since they occupy buildings conceived as office buildings, the campus in general lacks these types of spaces. The commons has generous windows to to the south east and access to a covered plaza area.

5 Main Entry
The main entry connects the building to the Commons, the heart of the campus.

6 Plaza
A covered, outdoor area with southeast exposure. The building above provides some weather protection and sun shading to the commons.

7 Building Orientation
Interior spaces and building entry are oriented to plazas and major internal pedestrian walkway.



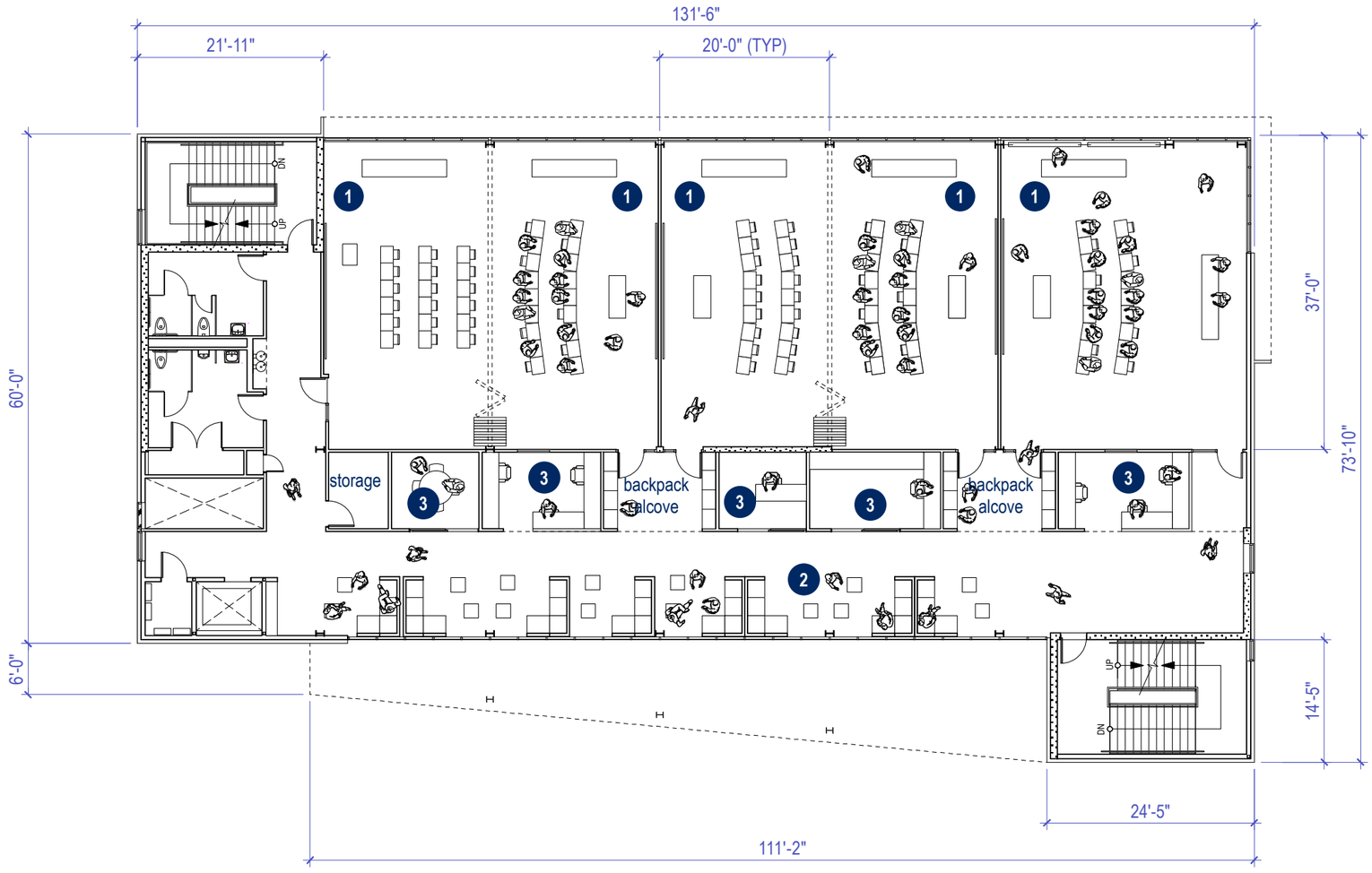
SECOND FLOOR PLAN

7420 GSF TOTAL

1 General Classrooms
3880 GSF
Five general classrooms with two operable partitions to provide the school with programming flexibility. These classrooms will have access to diffuse northern light during the school day.

2 Commons
1980 GSF
Open, flexible seating area for students to use informally between classes individually or as part of project teams. Since they occupy buildings conceived as office buildings, the campus in general lacks these types of spaces. The commons has generous windows to to the south east and access to a covered plaza area.

3 Staff Offices
590 GSF
A combination of a private flexible meeting space, private offices, and flexible, open work pods.



0' 8' 16' 32'

PROJECT NORTH

PUBLIC47ARCHITECTS

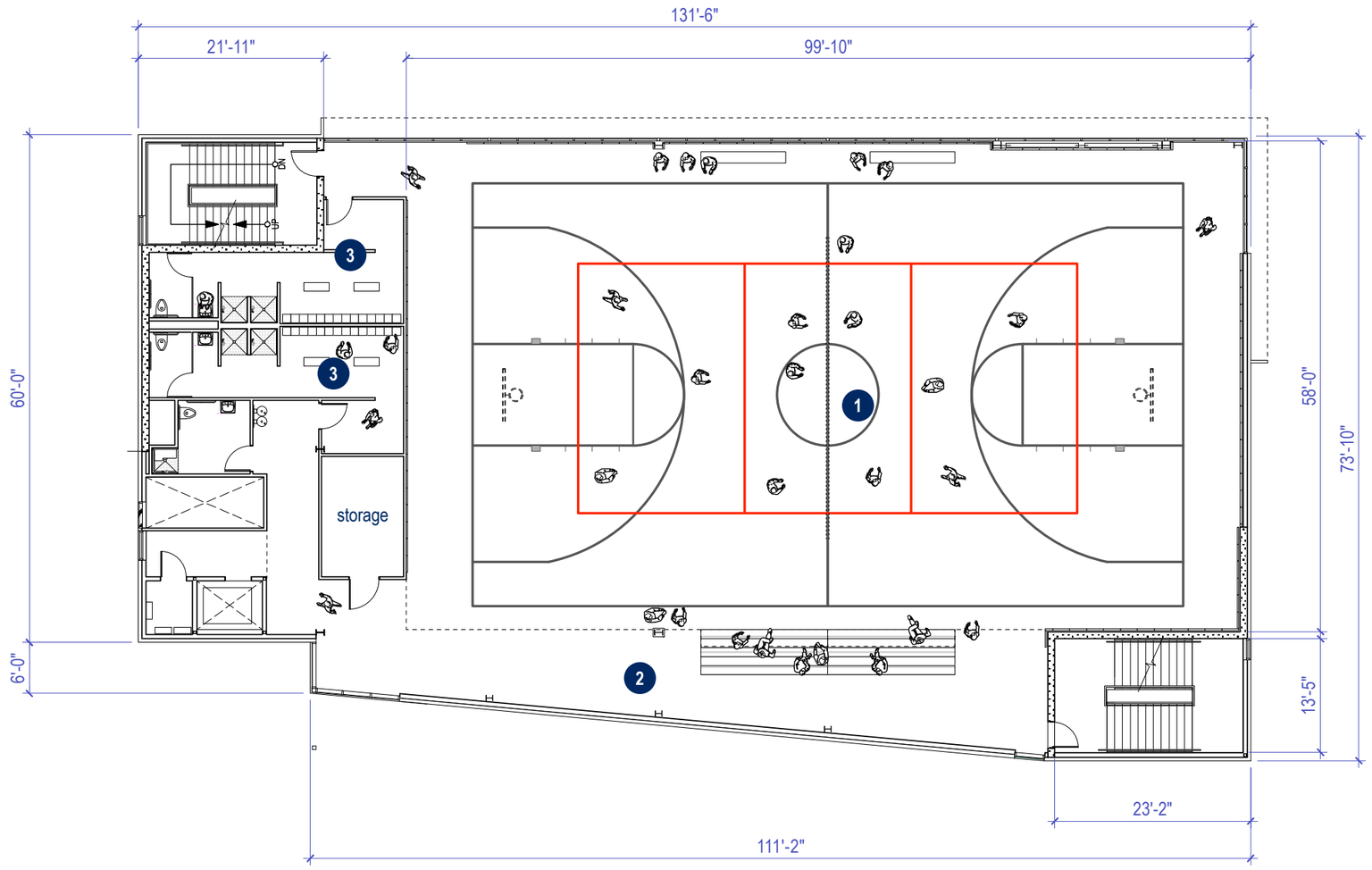
THIRD FLOOR PLAN

8290 GSF TOTAL

1 Gymnasium
6045 GSF
An efficient, high school gym with a wood sport floor will be used for physical education classes, sporting events such as basketball and volleyball, and school dances. The school currently has to rent gym space off campus.

2 Gym Access
885 GSF
This extension of the gym provides access to the locker rooms and a small area for spectators.

3 Locker Rooms
735 GSF
The gym will include a family / unisex restroom and two locker rooms with showers.



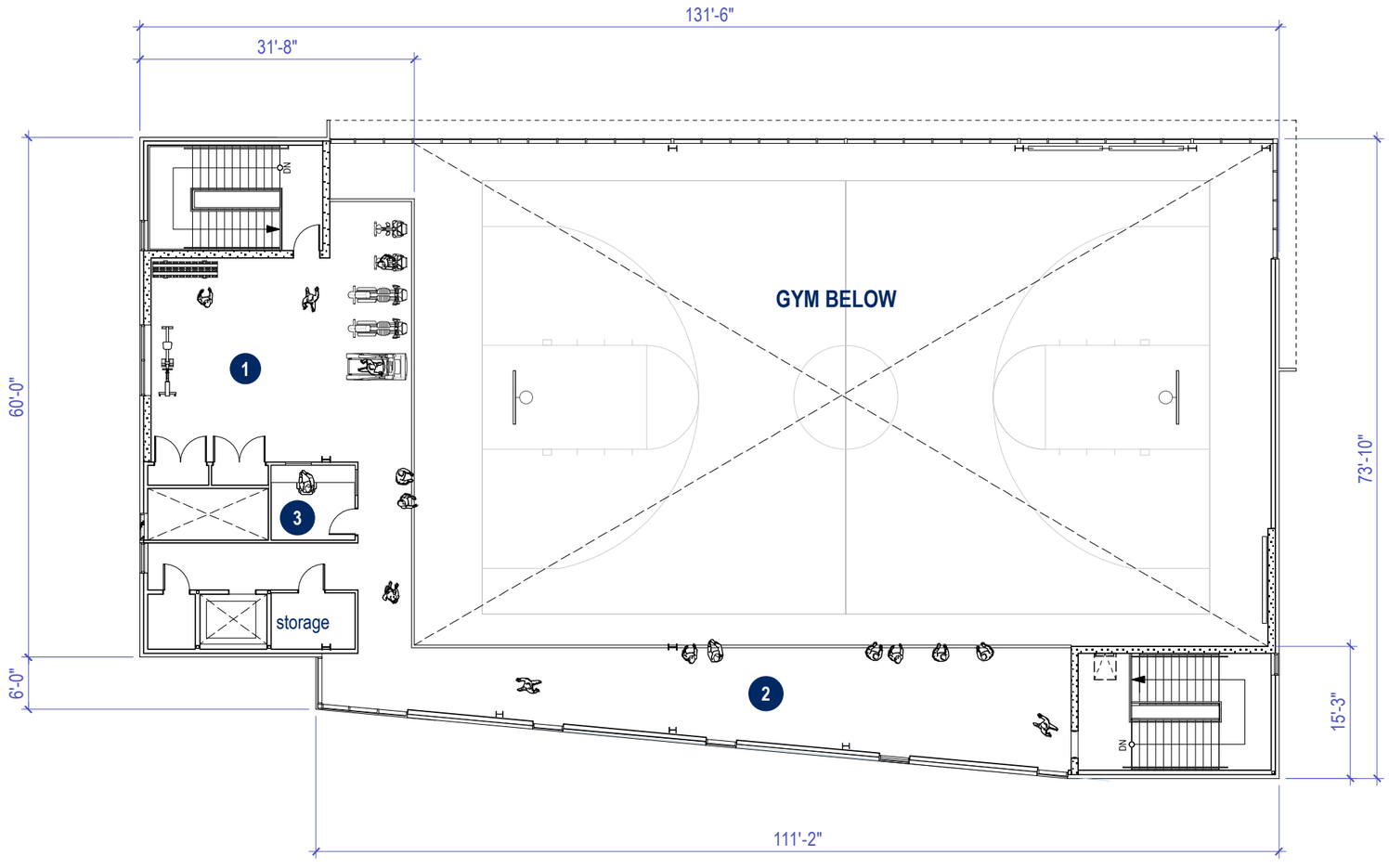
MEZZANINE FLOOR PLAN

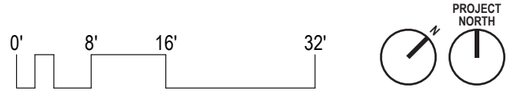
2395 GSF TOTAL

1 Fitness Room
770 GSF
On the mezzanine, the northwest corner will be used for a fitness area that overlooks the gym and has territorial views to the west. The area will include general free weights, treadmills, elipticals and stationary bikes.

2 Mezzanine
885 GSF
The mezzanine to the south will not be available as an extension of the fitness area and as an overlook to the gymnasium below.

3 Athletic Director Office
85 GSF

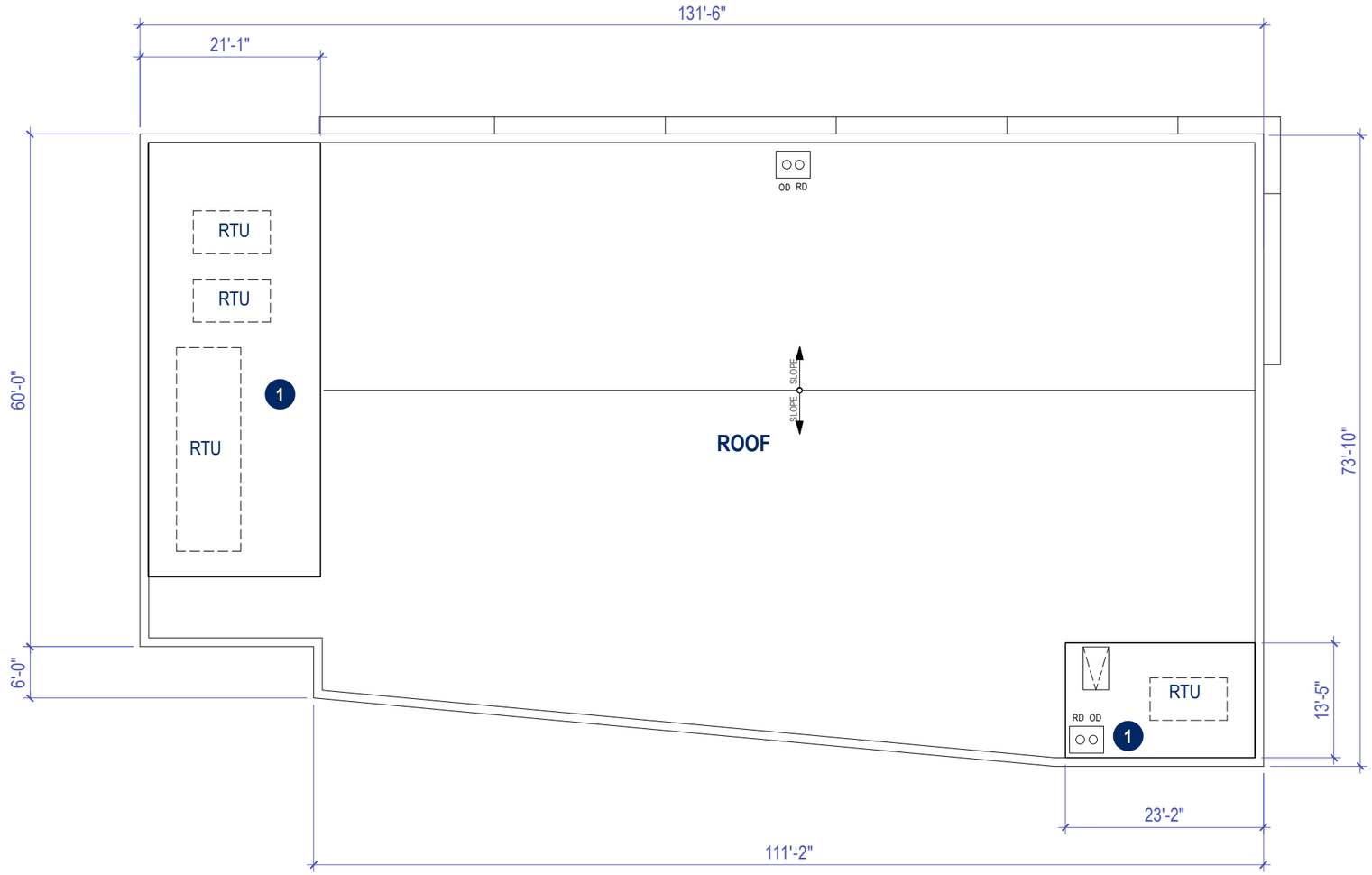


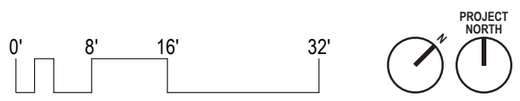


ROOF PLAN

1 Mechanical Well

To provide screening to the rooftop mechanical equipment, mechanical wells are provided. These recessed roof areas allow the parapets to screen the equipment without requiring an increase in the building's hieght, bulk and scale.

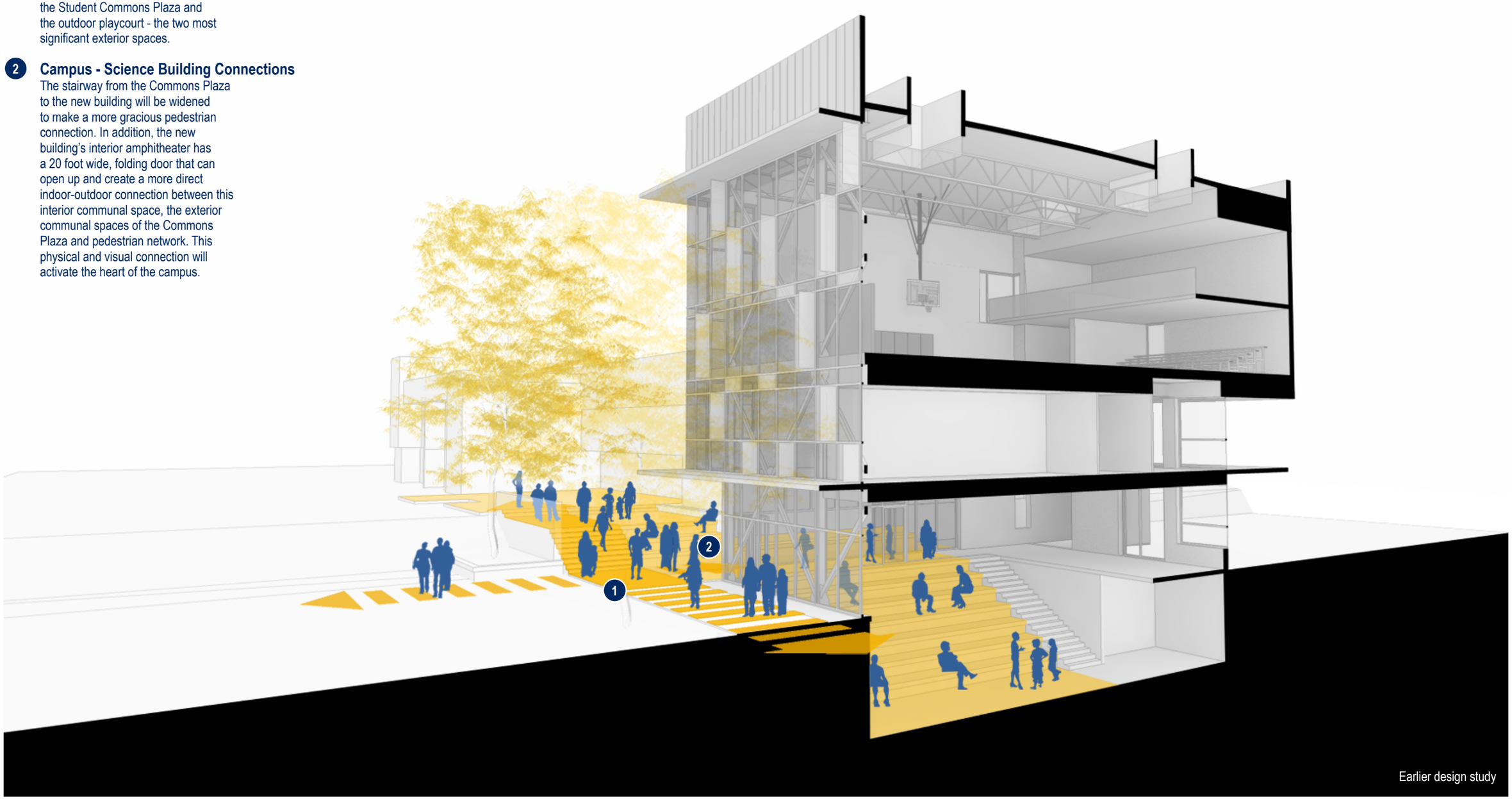




SECTION DIAGRAM

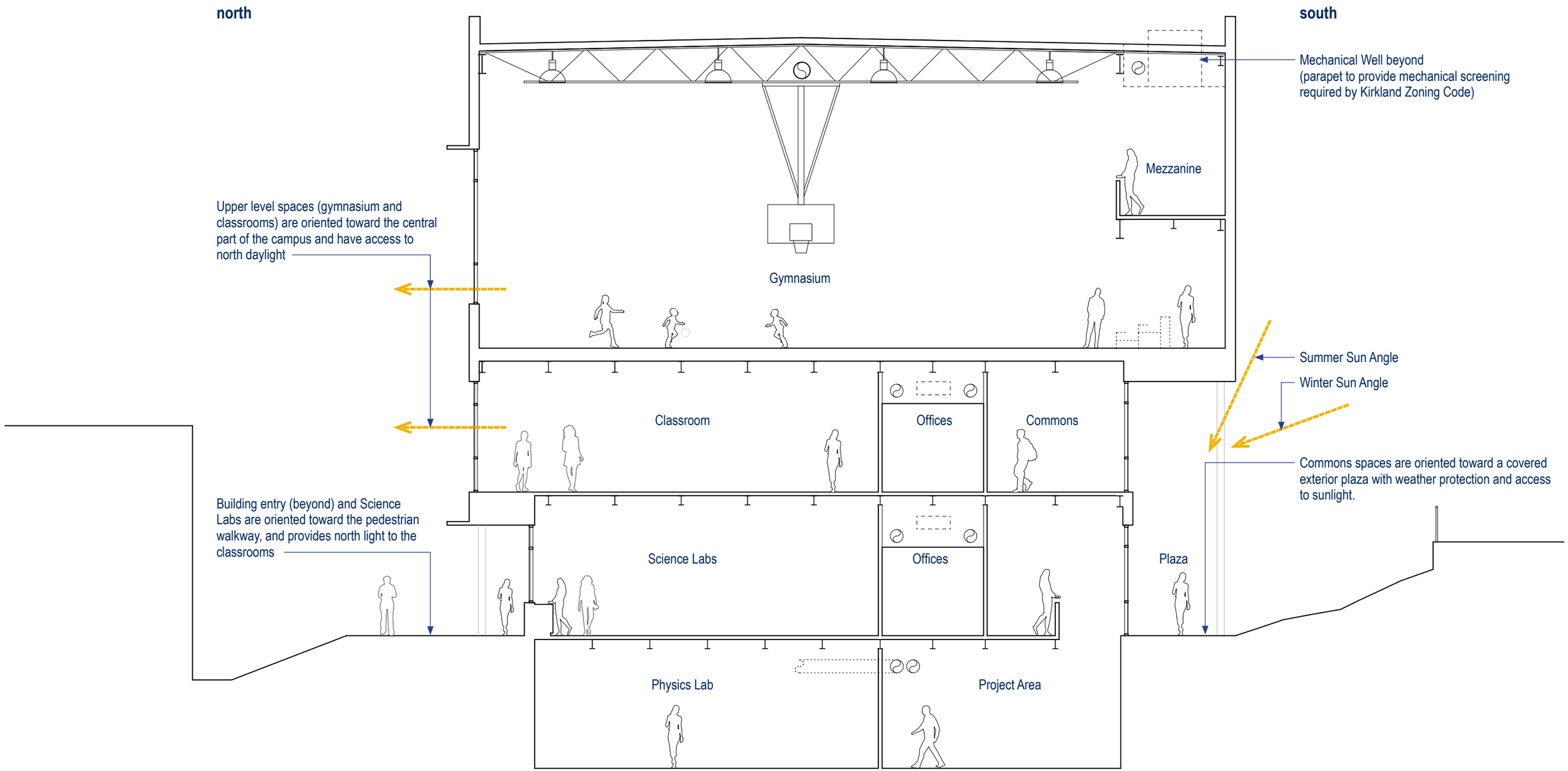
1 Campus Network Connections
Building and site design enhances the pedestrian connection between the Student Commons Plaza and the outdoor playcourt - the two most significant exterior spaces.

2 Campus - Science Building Connections
The stairway from the Commons Plaza to the new building will be widened to make a more gracious pedestrian connection. In addition, the new building's interior amphitheater has a 20 foot wide, folding door that can open up and create a more direct indoor-outdoor connection between this interior communal space, the exterior communal spaces of the Commons Plaza and pedestrian network. This physical and visual connection will activate the heart of the campus.

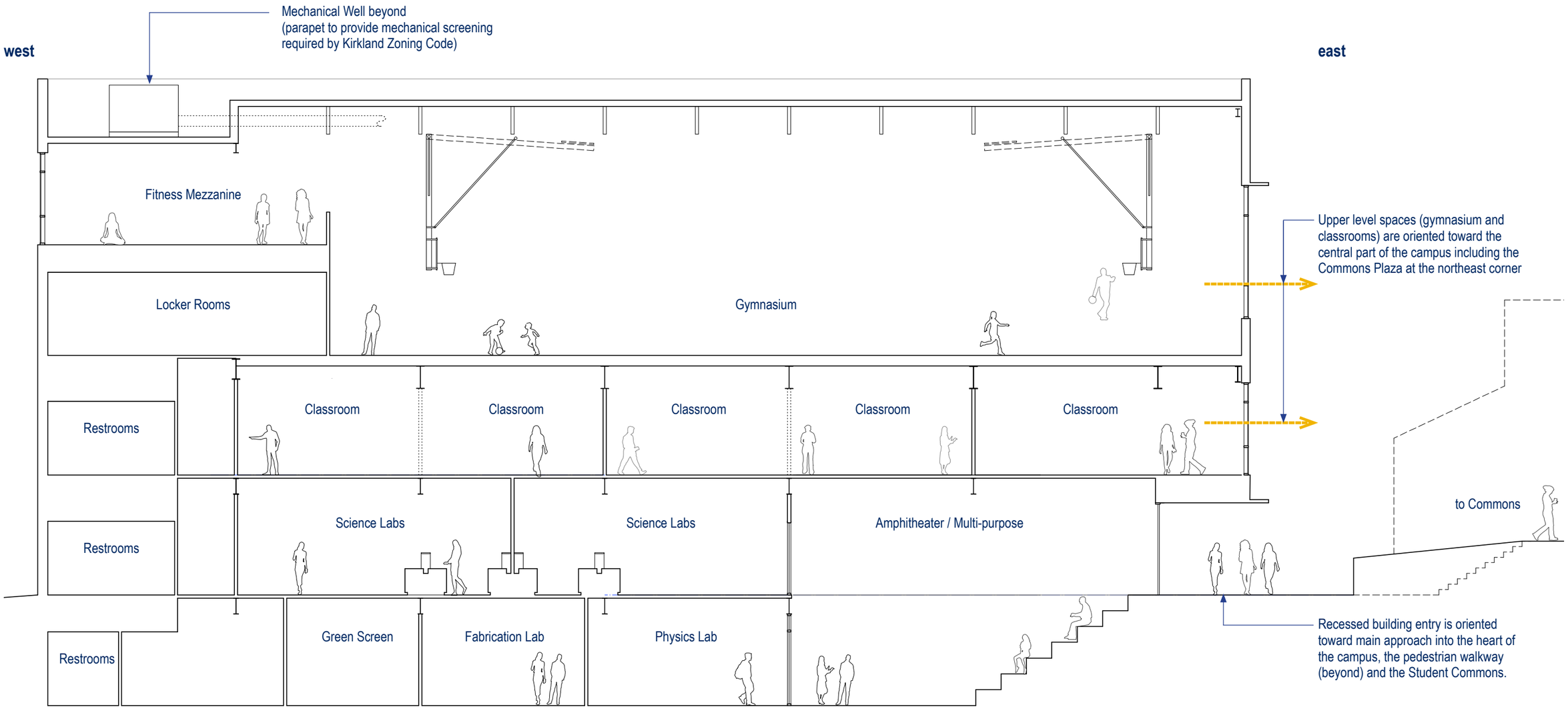


Earlier design study

BUILDING SECTION



BUILDING SECTION



BUILDING ELEVATIONS

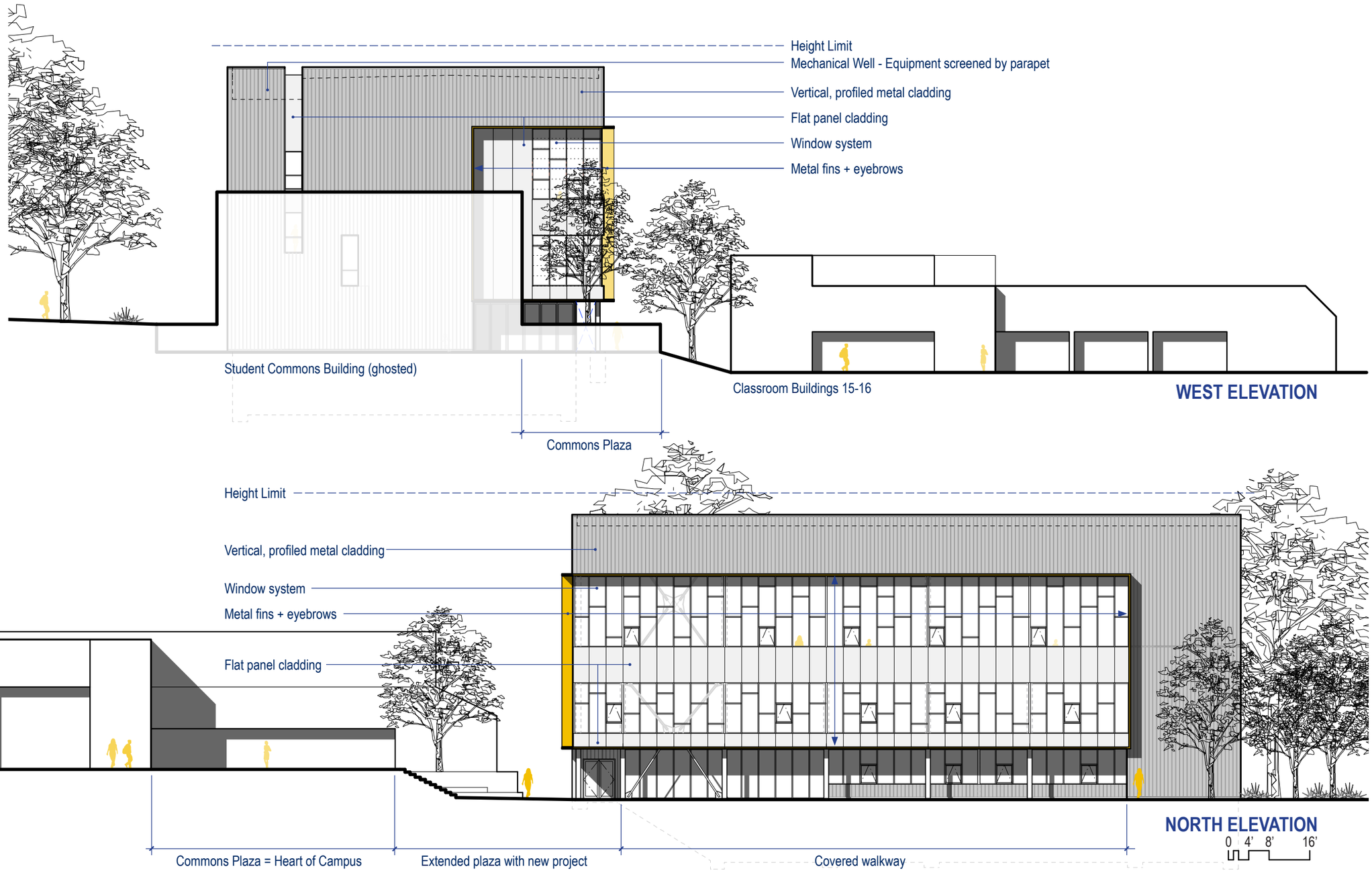
PROPOSED MATERIAL PALETTE

Vertical, profiled metal cladding
- charcoal / graphite

Flat panel cladding
- light gray

Metal fins + eyebrows
- ochre (EPS “Gold”)

Window system (fiberglass)
- light gray or anodized aluminum



WEST ELEVATION

NORTH ELEVATION

0 4’ 8’ 16’

BUILDING ELEVATIONS

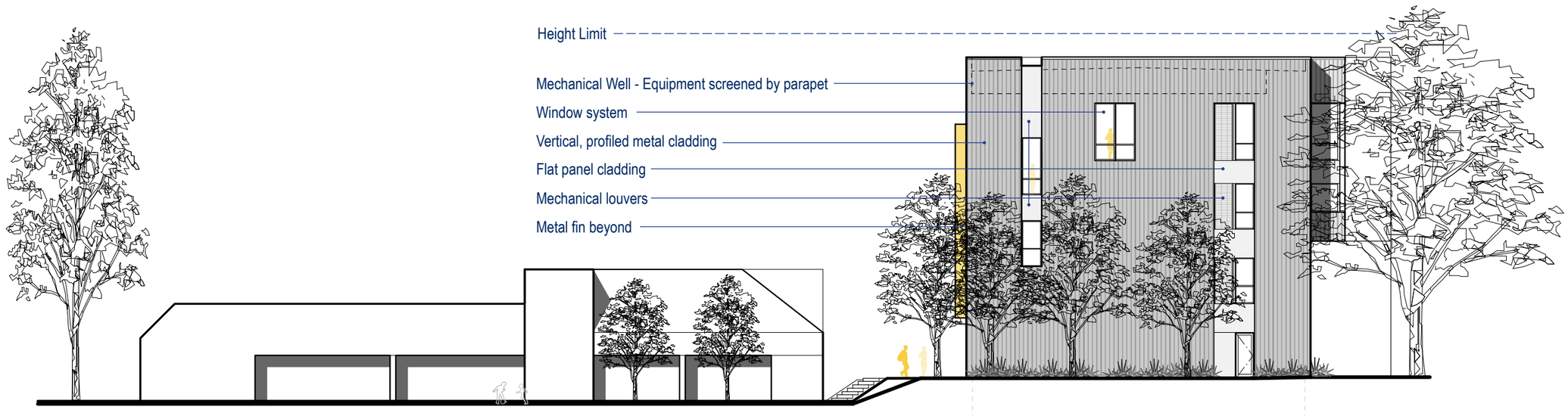
PROPOSED MATERIAL PALETTE

Vertical, profiled metal cladding
- charcoal / graphite

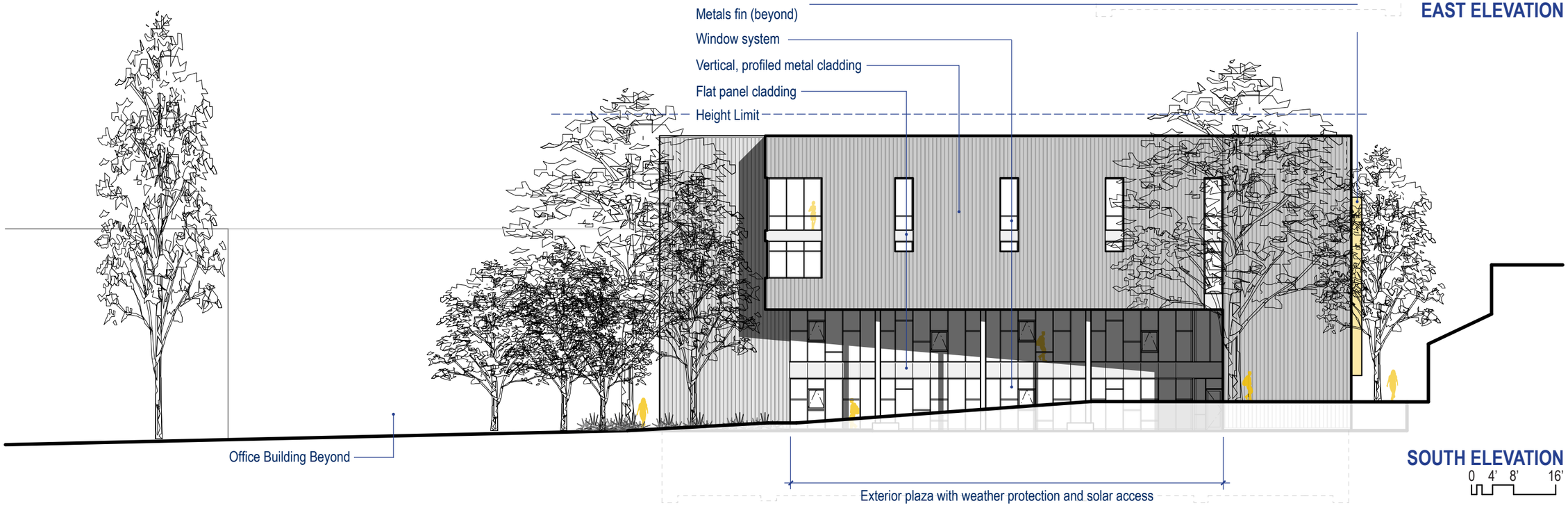
Flat panel cladding
- light gray

Metal fins + eyebrows
- ochre (EPS “Gold”)

Window system (fiberglass)
- light gray or anodized aluminum



EAST ELEVATION



SOUTH ELEVATION

0 4’ 8’ 16’

PERSPECTIVE
View from campus entrance

Commons Plaza
The project enhances the connection to the Student Commons and plaza, renovated in 2012 and the heart of the campus. The Commons includes the school theater and cafeteria.

Proposed EPS Science Building
The proposed building spatially and visually responds to and opens up to the center of campus and toward the existing commons plaza.

EPS Parking Lot and Campus Entry
Existing campus parking area off the main entrance into the campus.

PERSPECTIVE

View from campus Commons Plaza

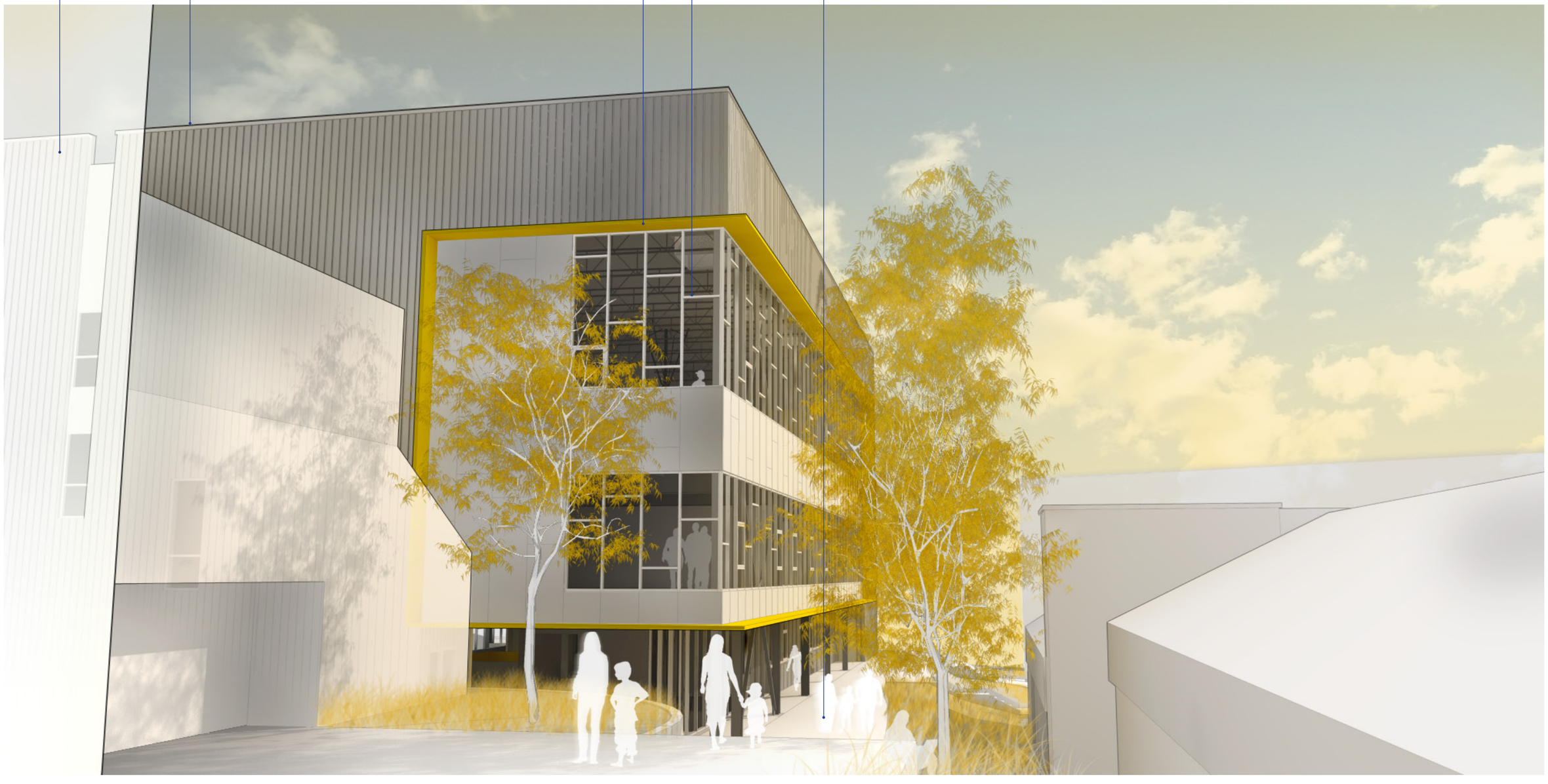
Building Articulation
Articulation of awning element serves as horizontal modulation and an accent element, creates visual interest to building composition.

Mechanical Screening
Parapet serves to screen mechanical equipment on the roof.

Reduced Height and Scale
The height of the building was reduced by 4 feet to reduce the apparent height, bulk and scale of the facility, given the lower context buildings.

Building Fenestration
Active interior spaces are oriented toward active exterior spaces.
A playful composition of mullions provides articulation, scale and serves as a facade treatment that adds visual interest to the building. Glazing turns the corner to direct the building toward the existing commons plaza.

Pedestrian Enhancements
A widened walkway with overhead weather protection enhances the connection between the Commons plaza and the outdoor playcourt beyond.



PERSPECTIVE

View from existing playcourt area

Building Fenestration
Active interior spaces are oriented toward active exterior spaces.
A playful composition of mullions provides articulation, scale and serves as a facade treatment that adds visual interest to the building.

Covered Walkway
Ground floor is recessed to create a covered walkway. Pedestrians can walk along either side of the sturctural columns, creating a contemporary ‘arcade’ along the north elevation.

Durable Materials
Metal siding continues along ground level as a durable building material adjacent to walkway.

Vertical Fins and Horizontal Eyebrows
Awning at ground level provides weather protection. Continuous “wrap” articulates fenestration and building ‘accent’ element oriented toward plazas and the pedestrian-oriented heart of campus.

Trees
Strategically placed trees add a colorful foreground to the building and help mitigate the apparent mass of the building. The trees also provide some dappled shading. The asphalt of the existing fire access lane will be reduced to the minimum required, reducing the amount of pavement.

PERSPECTIVE
View of Primary Building Entry @ NW

Improved Pedestrian Connection
Widened stair to connect the existing commons plaza to the new building, its main entrance and the indoor/outdoor amphitheater.

Commons Plaza

Recessed Entry (beyond)
The main building entry is recessed to create a gracious, covered pedestrian experience. The entry is oriented towards the main student approach from the Commons.

Covered Walkway
The ground floor is recessed to create a covered walkway with ample visibility into the amphitheater and science labs inside.
Pedestrians can walk along either side of the structural columns, creating a contemporary ‘arcade’ along the north elevation.

PERSPECTIVE
View of South elevation

Expanded Landscaping
A new, expanded landscape area to the west of the building provides colorful, draught-tolerant plants and trees, softening the more solid side of the building mass where the building services are located internally.

Building Articulation
The building bumps out to provide interior access around the gym. The form has a subtle fold, making the form more dynamic. At the upper levels, the corner dissolves into a glass vantage point with territorial views.

Modulation of the Mass
Below the gym access, the building is carved back to create a covered exterior plaza and secondary entrance. The south-facing plaza gets dappled sunlight, while the carved mass provides integrated sun protection for the interior commons that overlook the plaza. The recessed portion of building become a focal point with expansive glass and its playfull composition of mullions.

Existing Landscaping
Mature trees to the southeast are to be retained, and provide a substantial foreground to the buildings south facade. The grade slopes up to the SE, so the main floor and plaza are recessed several feet, reducing the preceived height of the building.

PERSPECTIVE

View from southwest fire access lane

Expanded Landscaping
A new, expanded landscape area to the west of the building provides colorful, draught-tolerant plants and trees, softening the more solid side of the structure where the building services are located internally.

Facade Articulation
A composition of various claddings and louvers provide modulation and create visual interest, as seen from the back side to the west (and fire access lane.)

Building Articulation
The building bumps out to provide interior access around the gym. The form has a subtle fold, making the form more dynamic. At the upper levels, the corner dissolves into a glass vantage point with territorial views.

Modulation of the Mass
Below the gym access, the building is carved back to create a covered exterior plaza and secondary entrance. The south-facing plaza gets dappled sunlight, while the carved mass provides integrated sun protection for the interior commons that overlook the plaza. The recessed portion of building become a focal point with expansive glass and its playfull composition of mullions.

Fire Lane
Access restricted to emergency response only

PERSPECTIVE
View from Northup Way

PERSPECTIVE
View from State Route 520